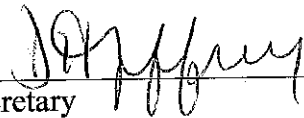


**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR REMOTE PUBLIC
MEETING OF MAY 17, 2022**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Remote Public Meetings for their review and approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated June 21, 2022

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Erma D. Greene				✓
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE
SESSIONS OF THE REMOTE PUBLIC MEETINGS OF
MAY 17, 2022**

WHEREAS, the Board of Commissioners approved going into closed session at their meetings of May 17, 2022; and

WHEREAS, the following issues were discussed: 1) litigation,

2) contract negotiations

3) and personnel

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meetings be approved as presented.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated June 21, 2022

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Erma D. Greene				✓
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING
GUIDELINES FOR CONDITIONAL DESIGNATION OF
REDEVELOPERS IN ALL PROJECT AREAS**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") is an instrumentality of the City of Jersey City (the "**City**") and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency is charged with arranging and contracting for the planning, construction and undertaking of redevelopment work in redevelopment areas and rehabilitation areas throughout the City, including the selection of and negotiation of redevelopment agreements with "redevelopers," as such term is defined in the Redevelopment Law; and

WHEREAS, to create a framework for the preparation and execution of a redevelopment agreement, the Agency finds it beneficial to conditionally designate prospective redevelopers (each, a "**Conditional Redeveloper**") for a limited period of time, during which the Agency negotiates a redevelopment agreement for the subject property solely and exclusively with such Conditional Redeveloper; and

WHEREAS, the Agency desires to establish the following guidelines for the conditional designation of Conditional Redevelopers:

1. The initial conditional designation period (the "**Designation Period**") shall commence as of the date of adoption of a resolution by the Board of Commissioners, authorizing the designation of the Conditional Redeveloper, and shall expire on the last day of the month one year (12 months) from commencement date of the Designation Period, which Designation Period may be extended for up to one (1) additional period of one hundred eighty (180) days by the Executive Director in her sole discretion. Upon the expiration of the Designation Period, the conditional designation shall automatically terminate without any need for further action by the Board of Commissioners, except that the Agency shall have the right, subject to approval by the Board of Commissioners, to extend a Designation Period for such additional period(s) as it may deem reasonable or necessary in light of exceptional circumstances, such as negotiation complexity, events of force majeure, or other factors.
2. Conditional Redeveloper(s) shall not be eligible for conditional designation as redeveloper of a project site comprised of parcel(s) owned by the City or the Agency if such Conditional Redeveloper, or any member thereof or investor therein, is already designated, either conditionally or formally, as redeveloper of another site containing parcel(s) owned by the City or the Agency, unless construction of the project has commenced on such other site, and the Conditional Redeveloper is otherwise in compliance with the terms of the redevelopment agreement; and

WHEREAS, in order to establish a mechanism for the provision of sufficient funds so that the undertakings described herein cause no financial hardship to the Agency, at the time of conditional designation the Agency shall require that the Conditional Redeveloper enter into an

agreement to establish an escrow account with the Agency for the purpose of paying all reasonable costs incurred by the Agency associated with the designation of the Conditional Redeveloper as conditional redeveloper of a project site ("**Funding Agreement**"). The Funding Agreement shall also cover Agency costs arising from the review and evaluation of a proposed redevelopment project, drafting and negotiation of a redevelopment agreement and any other related agreements or documents, and all other Agency costs and expenses incurred prior to the execution of any redevelopment agreement. The Funding Agreement shall cover all Agency costs incurred, and shall not be refundable, even in the event that the redevelopment agreement is not ultimately executed by the Conditional Redevelopment, or the Agency determines that such a redevelopment agreement cannot be executed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

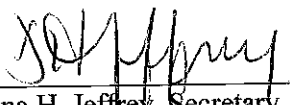
Section 2. The Board of Commissioners hereby approves the policy set forth above.

Section 3. The Chair, Vice Chair, Executive Director and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel, and to take any and all actions necessary to effectuate this Resolution, in consultation with counsel.

Section 4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

Section 5. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 21, 2022.


Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER #3 TO CONTRACT NO. 20-12-MPN8 WITH JOSEPH M. SANZARI, INC. FOR THE PHASE 1A SURCHARGE PROGRAM WITHIN THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), the City of Jersey City (the “**City**”) adopted a redevelopment plan known as the Bayfront I Redevelopment Plan (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (“**Bayfront**” or the “**Redevelopment Area**”); and

WHEREAS, on October 10, 2018, the City adopted an ordinance authorizing public financing for the acquisition of approximately 70 acres of development lots and for the construction and oversight of public infrastructure for the first phase of redevelopment of the Redevelopment Area (the “**Phase I Public Infrastructure**”); and

WHEREAS, pursuant to that certain Cooperation Agreement authorized on October 16, 2018 by Resolution No. 18-10-4, the Agency is acting as the City’s agent in connection with the redevelopment of the Redevelopment Area and is assisting in the procurement and implementation of the Phase I Public Infrastructure; and

WHEREAS, in connection with the Phase I Public Infrastructure, it was necessary to procure a construction firm to conduct certain site preparation work known as “surcharge”, and in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”) on December 9, 2020, the Agency issued a solicitation for bids (the “**Bid Solicitation**”) for the Bayfront I Redevelopment – Phase 1A Surcharge Program (the “**Surcharge Project**”); and

WHEREAS, in response to the Bid Solicitation, on February 25, 2021, the Agency conducted a live virtual bid opening and received sixteen (16) bids from interested construction firms; and

WHEREAS, the Agency previously retained CME Associates (“**CME**”) to assist in the preparation and review of the Bid Solicitation and provide construction management for the Surcharge Project, and having reviewed all of the bids received by the Agency in connection with the Surcharge Project, CME determined that the bid proposal from Joseph M. Sanzari, Inc. of Hackensack, New Jersey (“**Sanzari**”) for an amount not to exceed Four Million Four Hundred Fifty-Eight Thousand Ninety and 00/100 Dollars (\$4,458,090.00) (the “**Initial Contract Amount**”) was the lowest responsible bid; and

WHEREAS, by Resolution No. 21-03-06, the Agency awarded Contract No. 20-12-MPN8 “Bayfront 1 Redevelopment – Phase 1A, Surcharge Program” to Sanzari (the “**Contract**”) to perform the Surcharge Project, as the lowest responsible bidder; and

WHEREAS, by Resolution No. 21-11-05 adopted November 9, 2021, the Agency authorized Change Order #1 to the Contract, which increased the Contract amount by \$181,440.00, for a new total Contract amount not to exceed \$4,639,530.00, and extended the time for completion of the Surcharge Project until July 7, 2022; and

WHEREAS, by Resolution No. 22-02-3 adopted February 15, 2022, the Agency authorized Change Order #2 to the Contract, which revised the Contract quantities (i) to allow the addition of extra and supplemental work to effect economies, improve service, and resolve minor problems; and (ii) to reduce certain Contract quantities; and

WHEREAS, the Agency now wishes to authorize Change Order #3 to extend the Contract time by ninety (90) days in order to allow Sanzari to acquire suitable materials for the area north of Grand Boulevard Westbound, for a new completion deadline of October 5, 2022; and

WHEREAS, the sum of all change orders does not exceed twenty percent (20%) of the Initial Contract Amount.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

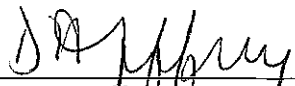
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Change Order #3 is hereby approved and the time for completion is hereby extended to October 5, 2022.

Section 3. The Chairman, Vice-Chair, Executive Director and/or the Secretary of the Agency are each hereby authorized to execute Change Order #3, and any and all other documents necessary to effectuate this resolution, together with such additions, deletions and/or modifications as deemed necessary or desirable in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 21, 2022.


Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

June 10, 2022

SENT VIA EMAIL [DJeffrey@jcnj.org] AND ORIGINAL VIA MAIL

Jersey City Redevelopment Agency ("JCRA")
4 Jackson Square (39 Kearny Avenue)
Jersey City, NJ 07305

Attn: Diana H. Jeffrey
Executive Director

**RE: Bayfront 1 Redevelopment – Phase 1A,
Surcharge Program
Jersey City, New Jersey
JCRA Contract No.: 20-12-MPN8
Our File No.: PJC00503.01**

Dear Ms. Jeffrey:

Enclosed for your use to prepare the authorizing Resolution, please find one (1) original partially executed copy of JCRA Change Order No. 3, dated June 9, 2022, and supporting documentation for the above referenced project. Original fully executed copies re-signed by the Contractor (Joseph M. Sanzari, Inc.) and the Consulting Engineer's Office (CME Associates) will be provided after a copy of the Resolution authorizing the approval of the Change Order is received by our office.

As indicated on the enclosed Change Order, the nature and reason for change is to revise the contract quantities to allow the addition of extra and supplemental work for an additional 90-day contract time extension. The work would appear to qualify as a minor modification to effect economies, improve service and resolve minor problems. It does not appear to materially expand upon the size, nature, or scope of the project as it was originally described in the bid specification nor could the extra work reasonably be effectuated by a separate bid contract without imposing adverse cost consequences.

Please note the following Change Order Summary:

- JCRA Change Order No. 3 Total Net Increase or Decrease = \$0.00
- Original Contract Amount = \$4,458,090.00
- Adjusted Contract Amount Based on JCRA Change Order No. 1 = \$4,639,530.00
- Adjusted Contract Amount Based on JCRA Change Order No. 2 = \$4,639,530.00
- Adjusted Contract Amount Based on JCRA Change Order No. 3 = \$4,639,530.00



Ms. Diana H. Jeffrey
Bayfront 1 Redevelopment – Phase 1A,
Surcharge Program
Jersey City, New Jersey
June 10, 2022
Page 2

Please further note that this Change Order only considers the 90-day (3 month) contract time extension and no other quantity or dollar adjustments and results in a total net increase or decrease of \$0.00 from the Adjusted Contract Amount Based on JCRA Change Order No. 2. The Adjusted Contract Amount Based on JCRA Change Order No. 3 is \$4,639,530.00.

Accordingly, we recommend approval of JCRA Change Order No. 3.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,
CME Associates

Robert J. Russo, PE, PP, CME
Principal

RJR/RER

Enclosure(s)

cc: Christopher Fiore, Assistant Executive Director, JCRA, SENT VIA EMAIL
[FioreC@jcnj.org]
Victoria Bonners, JCRA, SENT VIA EMAIL [VBonners@jcnj.org]
Glenn Stock, Stock Development Group, Inc., SENT VIA EMAIL
[GStock@stockdevgroup.com]
Matthew B. Wielkotz, SENT VIA EMAIL [MBW@w-cpa.com]
Timothy E. Murray, Sr., Project Manager, Joseph M. Sanzari, Inc., SENT VIA EMAIL
[TMurray@jmsanzari.com]

CME ASSOCIATES
3141 BORDENTOWN AVENUE
PARLIN, NJ 08859

Date: June 9, 2022
Our File No.: PJC00503.01

JCRA CHANGE ORDER NO. 3

PROJECT NAME: BAYFRONT 1 REDEVELOPMENT - PHASE 1A, SURCHARGE PROGRAM

OWNER: JERSEY CITY REDEVELOPMENT AGENCY

CONTRACTOR: JOSEPH M. SANZARI, INC., 100 WEST FRANKLIN STREET, HACKENSACK, NJ 07601

You are hereby advised of the following changes in contract quantities or in the case of supplemental work, you agree to its performance by your firm at the prices stated herein.

LOCATION OF CHANGE

Bayfront 1 Redevelopment - Phase 1A, Surcharge Program

NATURE AND REASON FOR CHANGE

To revise the contract quantities to allow the addition of extra and supplemental work for an additional 90-day contract time extension.

The work would appear to qualify as a minor modification to effect economies, improve service and resolve minor problems. It does not appear to materially expand upon the size, nature, or scope of the project as it was originally described in the bid specification nor could the extra work reasonably be effectuated by a separate bid contract without imposing adverse cost consequences.

ITEM	DESCRIPTION	CONTRACT QUANTITY U/M	UNIT PRICE	AMENDED QUANTITY	AMENDED EXTENSION	INCREASE/ DECREASE
SA-2	CONTRACT TIME EXTENSION	435.00 DAY	\$0.00	525.00	\$0.00	\$0.00

JCRA CHANGE ORDER NO. 3 TOTAL NET INCREASE OR DECREASE:	\$0.00
ORIGINAL CONTRACT AMOUNT:	\$4,458,090.00
ADJUSTED CONTRACT AMOUNT BASED ON JCRA CHANGE ORDER NO. 1:	\$4,639,530.00
ADJUSTED CONTRACT AMOUNT BASED ON JCRA CHANGE ORDER NO. 2:	\$4,639,530.00
ADJUSTED CONTRACT AMOUNT BASED ON JCRA CHANGE ORDER NO. 3:	\$4,639,530.00

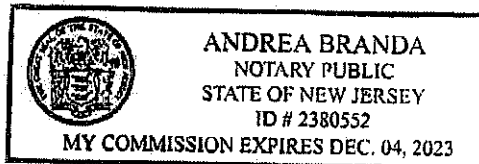
CONTRACTOR

CONSULTING ENGINEER'S OFFICE

JCRA DIRECTOR

AUTHORIZED BY RESOLUTION NO.:

DATED:



Andrea Branda 6/10/2022



JCRA Change Order No. 3
Bayfront 1 Redevelopment – Phase 1A,
Surcharge Program
Jersey City, New Jersey
JCRA Contract No.: 20-12-MPN8
Our File No.: PJC00503.01
June 9, 2022
Page 1 of 1

INCREASE ITEMS:

Item SA-2 CONTRACT TIME EXTENSION

Increase from:	435.00 DAY	to	525.00 DAY
Difference:	90.00 DAY	@	\$0.00 /DAY
TOTAL AMOUNT INCREASE:			\$0.00

Extending the contract time allows the Contractor the time extension they requested to acquire suitable materials for the area north of Grand Boulevard Westbound. Pursuantly, based upon site conditions and the availability of material from the supplier, an extension of the contact time, previously approved as part of JCRA Change Order No. 1, is required for the Contractor to satisfactorily complete the project.

SUMMARY:

Original Contract Amount	\$4,458,090.00
Adjusted Contract Amount Based on JCRA Change Order No. 1	\$4,639,530.00
Adjusted Contract Amount Based on JCRA Change Order No. 2	\$4,639,530.00
<u>JCRA Change Order No. 3</u>	
Total Net Increase or Decrease	\$0.00
Adjusted Contract Amount	\$4,639,530.00

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF BAYFRONT DEVELOPMENT PARTNERS, LLC, A JOINT VENTURE OF PENNROSE HOLDINGS, LLC AND OMNI BAYFRONT JERSEY CITY LLC, FOR PROPERTIES IDENTIFIED AS DEVELOPMENT LOT 32 A/K/A PORTION OF BLOCK 21901.01, LOT 6 AND DEVELOPMENT LOT 26 A/K/A PORTION OF BLOCK 21901.01, LOT 4 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance No. 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, the City of Jersey City (the “**City**”) adopted a redevelopment plan known as the Bayfront I Redevelopment Plan, which was amended pursuant to Ordinance No. 21-009 and which resulted in the Bayfront I Redevelopment Plan Amended and Restated, dated February 24, 2021 (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (“**Bayfront**” or the “**Redevelopment Area**”); and

WHEREAS, on October 10, 2018, the City finally adopted an ordinance authorizing public financing for the acquisition of 70 acres of development parcels and construction of public infrastructure for the initial phase(s) of the redevelopment; and

WHEREAS, the first phase of redevelopment consists of portions of Block 21901.01, Lots 4, 5 and 6 (the “**Phase I Development Area**”); and

WHEREAS, in connection with the redevelopment of Phase I Development Area, the City entered into a certain Cooperation Agreement with the Jersey City Redevelopment Agency (the “**Agency**”) pursuant to which the Agency developed and issued a Request for Proposals for the Acquisition and Development of the Phase I Development Area within the Redevelopment Area on June 3, 2019 (the “**RFP**”); and

WHEREAS, in furtherance of the collective goals and based on the criteria set forth in the RFP and a thorough analysis of the respective proposals, on June 16, 2020, the Agency adopted Resolution No. 20-06-04 conditionally designating the joint venture known as Bayfront Development Partners, LLC, between Pennrose Holdings, LLC, and Omni Bayfront Jersey City LLC (collectively, and only collectively, the “**Redeveloper**”) as the redeveloper for a portion of the Phase 1 Development Area identified as Development Lots 26 and 32 (the “**Project Site**”) as depicted on Map 1, the “Block Identification Map” in the Redevelopment Plan, which designation was subsequently extended including most recently on April 19, 2022 pursuant to Resolution No. 22-04-7; and

WHEREAS, the Agency desires to further extend the Redeveloper’s designation as the redeveloper of the Project Site until July 31, 2022, which expiration date may be extended by the Executive Director in her sole discretion for one (1) additional period of thirty (30) days, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Project Site,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

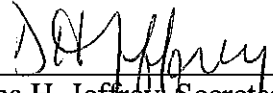
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The designation as redeveloper of the Project Site previously granted to the Redeveloper is hereby extended until July 31, 2022, which expiration date may be extended by the Executive Director in her sole discretion for one (1) additional period of thirty (30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Project Site.

Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 21, 2022.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PENNROSE, LLC AND OMNI AMERICA, LLC AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS DEVELOPMENT LOTS 26 AND 32 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance No. 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, the City of Jersey City (the “City”) adopted a redevelopment plan known as the Bayfront I Redevelopment Plan, which was amended pursuant to Ordinance No. 21-009 and which resulted in the Bayfront I Redevelopment Plan Amended and Restated, dated February 24, 2021 (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (“**Bayfront**” or the “**Redevelopment Area**”); and

WHEREAS, on October 10, 2018, the City finally adopted an ordinance authorizing public financing for the acquisition of 70 acres of development parcels and construction of public infrastructure for the initial phase(s) of the redevelopment; and

WHEREAS, the first phase of redevelopment consists of portions of Block 21901.01, Lots 4, 5 and 6 (the “**Phase I Development Area**”); and

WHEREAS, in connection with the redevelopment of Phase I Development Area, the City entered into a certain Cooperation Agreement with the Jersey City Redevelopment Agency (the “**Agency**”) pursuant to which the Agency developed and issued a Request for Proposals for the Acquisition and Development of the Phase I Development Area within the Redevelopment Area on June 3, 2019 (the “**RFP**”); and

WHEREAS, in furtherance of the collective goals and based on the criteria set forth in the RFP and a thorough analysis of the respective proposals, it was unanimously determined and recommended by the Bayfront Advisory Committee and Agency staff that the redevelopment of the Phase I Development Area of Bayfront be awarded to two developers in order to meet all objectives; and

WHEREAS, on June 16, 2020, the Agency adopted Resolution No. 20-06-04 conditionally designating the joint venture known as Bayfront Development Partners, LLC, between Pennrose, LLC, and Omni America, LLC (collectively, and only collectively, the “**Redeveloper**”) as the redeveloper for a portion of the Phase 1 Development Area identified as Development Lots 26 and 32 (the “**Project Site**”) as depicted on Map 1, the “Block Identification Map” in the Redevelopment Plan, which designation was subsequently extended on December 21, 2021 pursuant to Resolution No. 21-12-11; and

WHEREAS, the Agency desires to further extend the Redeveloper’s designation as the redeveloper of the Project Site until May 31, 2022, which expiration date may be extended by the Executive Director in her sole discretion for one (1) additional period of thirty (30) days, so that

the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Project Site,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

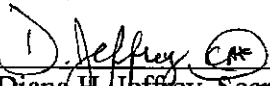
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The designation as redeveloper of the Project Site previously granted to the Redeveloper is hereby extended until May 31, 2022, which expiration date may be extended by the Executive Director in her sole discretion for one (1) additional period of thirty (30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Project Site.

Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of April 19, 2022.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ACCEPTANCE OF THE TRANSFER OF PROPERTIES OWNED BY THE CITY OF JERSEY CITY IDENTIFIED AS BLOCK 19903, LOTS 1 AND 5, COMMONLY KNOWN AS 136 AND 144 HALLADAY STREET, WITHIN CANAL CROSSING REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

WHEREAS, on January 28, 2009, pursuant to Ordinance 09-006 and the Redevelopment Law, the City adopted a redevelopment plan known as the Canal Crossing Redevelopment Plan (the “**Redevelopment Plan**”) to regulate the redevelopment of the Canal Crossing Redevelopment Area (the “**Redevelopment Area**”); and

WHEREAS, the City owns property located within the Redevelopment Area identified as Block 19903, Lots 1 and 5 on the tax map of the City, otherwise known as 136 and 144 Halladay Street (the “**Properties**”); and

WHEREAS, by Ordinance 22-042 adopted on May 25, 2022 (the “**City Ordinance**”), the City authorized the conveyance of the Properties to the Agency in order to facilitate the redevelopment of the Properties; and

WHEREAS, the Redevelopment Law, *N.J.S.A. 40A:12A-8(b)* and *N.J.S.A. 40A:12A-22(i)*, permits a redevelopment entity to acquire property in order to carry out and effectuate the purposes of the Redevelopment Law and the terms of the Redevelopment Plan,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Pursuant to the Redevelopment Law and the Redevelopment Plan, the Agency is the “redevelopment entity” for the Properties. The Agency shall acquire the Properties for One Dollar (\$1.00).

Section 3. Pursuant to *N.J.S.A. 40A:12A-8(b)* and *N.J.S.A. 40A:12A-22(i)*, the Agency’s acquisition of the Properties is hereby authorized for the purpose of implementing the Redevelopment Plan.

Section 4. (a) The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to accept the transfer of the Properties from the City and to execute and deliver any documents reasonably required, including accepting any and all associated documents from the City, including but not limited to deeds and the execution and delivery of any documents

by the Agency required to effectuate the transfers of the Properties to the Agency, in consultation with counsel to the Agency.

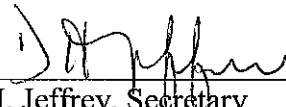
(b) The Chairman, Vice Chair, Executive Director, Secretary and other necessary Agency Officials and professionals are each hereby authorized to execute and deliver a purchase and sale agreement and/or any other necessary documents and/or agreements, between the City and the Agency together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate same, to close on the sale of the Property.

(c) The Chairman, Vice Chair, Executive Director, Secretary and other necessary Agency Officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

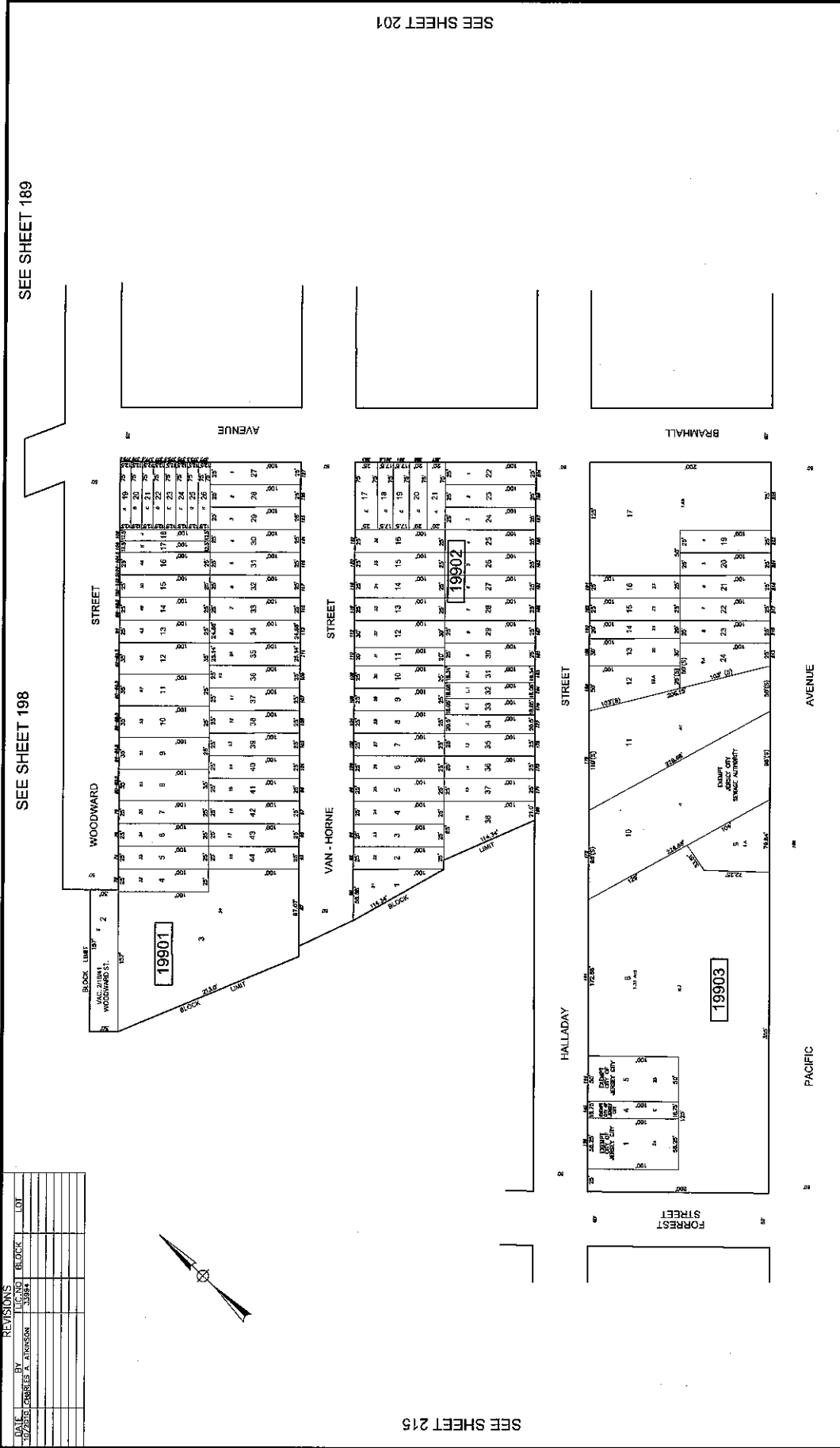
(d) The Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director, as previously authorized by Resolution No. SP17-05-5 adopted on May 2, 2017.

Section 5. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 21, 2022.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negrón, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			



THIS MAP HAS BEEN DRAWN USING COMPTON'S PLANNING/DESIGN/CAD/CADD AND COORDINATE SYSTEMS.

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
AUGUST 2008

RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07068

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2008, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

SEE SHEET 215

SEE SHEET 202

SEE SHEET 198

SEE SHEET 189

SEE SHEET 201

199

Ordinance of the City of Jersey City, N.J.

File No. Ord. 22-042
Agenda No. 3.1 (1st Reading)
Agenda No. 4.1 (2nd Reading and Final Passage)



AN ORDINANCE OF THE CITY OF JERSEY CITY IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY, AUTHORIZING THE TRANSFER OF CERTAIN CITY-OWNED REAL PROPERTY, IDENTIFIED ON THE TAX MAP OF THE CITY OF JERSEY CITY AS BLOCK 19903, LOTS 1 AND 5 TO THE JERSEY CITY REDEVELOPMENT AGENCY.

COUNCIL AS A WHOLE offered and moved adoption of the following ordinance:

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") authorizes a municipality to determine whether certain property within the municipality constitutes an "area in need of redevelopment"; and

WHEREAS, pursuant to the Redevelopment Law, the Jersey City Redevelopment Agency (the "Agency") is an instrumentality of the City of Jersey City (the "City") with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") authorizes a municipality to determine whether certain property within the municipality constitutes an "area in need of redevelopment"; and

WHEREAS, pursuant to the Redevelopment Law, the Jersey City Redevelopment Agency (the "Agency") is an instrumentality of the City of Jersey City (the "City") with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, on January 28, 2009, pursuant to Ordinance 09-006 and the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the City adopted a redevelopment plan known as the Canal Crossing Redevelopment Plan (the "Redevelopment Plan") to regulate the redevelopment of the Canal Crossing Redevelopment Area (the "Redevelopment Area"); and

WHEREAS, the City most recently amended the Redevelopment Plan on October 7, 2020 pursuant to Ordinance 20-086; and

WHEREAS, the City owns lots 1 and 5, block 19903 (the Property) on the tax map of the City of Jersey City, otherwise known as 136 and 144 Halladay Street; and

WHEREAS, the City desires to authorize the transfer of the Property to the Agency in order to facilitate the redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-39(a), the City may dedicate, sell, convey or lease any of its property to a municipality or county, housing authority, redevelopment entity or the federal government;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY CITY AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as though fully set forth at length. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.

APPROVED AS TO LEGAL FORM

Business Administrator

Corporation Counsel

An ordinance of the City of Jersey City in the County of Hudson, State of New Jersey, authorizing the transfer of certain city-owned real property, identified on the tax map of the City of Jersey City as block 19903, lots 1 and 5 to the Jersey City Redevelopment Agency.

Section 2. Pursuant to the Redevelopment Law and the Redevelopment Plan, the Agency is the "redevelopment entity" for the Property. The City shall transfer the Property to the Agency as described in this Ordinance.

Section 3. Pursuant to N.J.S.A. 40A:12A-39(a), the transfer of Property known as Block 19903, Lots 1 and 5 on the tax map of the City of Jersey City to the Jersey City Redevelopment Agency is hereby authorized for the purpose of implementing the Canal Crossing Redevelopment Plan.

Section 4. The Mayor, Business Administrator and/or other necessary City officials and representatives are authorized to carry out all actions reasonably necessary to execute and deliver the Deed and convey the aforesaid Property to the Agency, and all actions reasonably necessary to effectuate the purpose of this Ordinance.

Section 5. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 6. All Ordinances and part of Ordinances inconsistent herewith are hereby repealed.

Section 7. The City Clerk and the Corporation Counsel are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of the Ordinance reveals that there is a conflict between those numbers and the existing code in order to avoid confusion and possible accidental repealers of existing provisions.

Section 8. A copy of this Ordinance shall be available for public inspection at the offices of the City Clerk.

Section 9. This Ordinance shall take effect as required by law.

An ordinance of the City of Jersey City in the County of Hudson, State of New Jersey, authorizing the transfer of certain city-owned real property, identified on the tax map of the City of Jersey City as block 19903, lots 1 and 5 to the Jersey City Redevelopment Agency.

RECORD OF COUNCIL VOTE ON INTRODUCTION – May 11 2022						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES	AYE	

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING – May 25 2022						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	

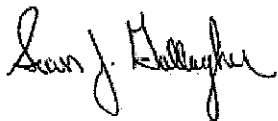
RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY –						
RIDLEY		SALEH		DEGISE		
PRINZ-AREY		SOLOMON		RIVERA		
BOGGIANO		GILMORE		WATTERMAN, PRES.		

RECORD OF FINAL COUNCIL VOTE – May 25 2022						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	

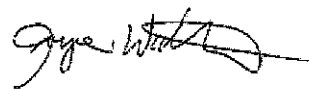
Adopted on first reading of the Council of Jersey City, N.J. on May 11 2022

Adopted on second and final reading after hearing on May 25 2022

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on May 25 2022



City Clerk



Joyce E. Watterman, President of Council

Approved: May 25 2022



Steven M. Fulop, Mayor

Date to Mayor: May 26 2022

Approved: May 26 2022

An ordinance of the City of Jersey City in the County of Hudson, State of New Jersey, authorizing the transfer of certain city-owned real property, identified on the tax map of the City of Jersey City as block 19903, lots 1 and 5 to the Jersey City Redevelopment Agency.

FACT SHEET -

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the ordinance.

Project Manager

John Metro, Business Administrator	x5147	jmetro@jcnj.org
Department	Department of Administration	
Division	Office of the Business Administrator	

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 1:00 p.m.)

Meeting	Regular Meeting of Municipal Council - May 25 2022
---------	--

Purpose

To transfer the City owned properties known as 136 and 144 Halladay Street to the JCRA.

Cost (Identify all sources and amounts)

N/A

Contract term (include all)

--

Approved by
John McKinney, Attorney
John Metro, Business Administrator

Status:
Approved - May 03 2022
Approved - May 04 2022

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO A CONTRACT FOR THE SALE OF REAL ESTATE WITH NEW LIBERTY RESIDENTIAL URBAN RENEWAL COMPANY, LLC, WA GOLF COMPANY, LLC AND WA RESIDENTIAL URBAN RENEWAL COMPANY, LLC, THE TRANSFER OF CERTAIN REDEVELOPMENT RIGHTS THEREUNDER TO PORT LIBERTE APARTMENTS LLC, AND THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH PORT LIBERTE APARTMENTS LLC, ALL IN CONNECTION WITH PROPERTY IDENTIFIED AS BLOCK 27503, LOTS 16 AND 17, COMMONLY KNOWN AS CHAPEL AVENUE AND 1 CONSTELLATION PLACE, WITHIN THE CAVEN POINT REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as may be amended and/or supplemented from time to time, the "**Redevelopment Law**"); and

WHEREAS, in accordance with the Redevelopment Law, the City designated that certain area known as the Caven Point Redevelopment Area (the "**Redevelopment Area**") and enacted a redevelopment plan entitled the "Caven Point Redevelopment Plan" in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, New Liberty Residential Urban Renewal Company, LLC ("**New Liberty**"), WA Golf Company, LLC, and WA Residential Urban Renewal Company, LLC (collectively, the "**Existing Redeveloper**") are currently the designated redeveloper of certain parcels within the Redevelopment Area, including certain property identified as Block 27503, Lots 16 and 17 on the tax map of the City, commonly known as Chapel Avenue and 1 Constellation Place (collectively, the "**Property**"), pursuant to a Second Amended and Restated Contract for the Sale of Land dated September 1, 2005 (the "**2005 Redevelopment Agreement**"); and

WHEREAS, New Liberty is under contract to sell the Property to G&S Port Liberte LLC (the "**Purchaser**"); and

WHEREAS, the Existing Redeveloper has requested that the Agency: (i) authorize an amendment to the 2005 Redevelopment Agreement terminating the 2005 Redevelopment Agreement as it pertains to the Property; (ii) consent to the transfer of the Property to Port Liberte Apartments LLC ("**Port Liberte**"), which is an affiliate of the Purchaser and which will assume the Purchaser's rights under the Purchaser's contract with New Liberty; and (iii) authorize a new redevelopment agreement for the Property

with Port Liberte; and

WHEREAS, Port Liberte proposes to develop, finance and construct on the Property a project consisting of a 5-story residential building, which shall contain approximately 401 market rate rental units and a 7-story parking garage containing 602 parking spaces, together with various on-site and off-site amenities (collectively, the "**Project**"); and

WHEREAS, the Agency now wishes to designate Port Liberte as redeveloper of the Property, as such term is defined in the Redevelopment Law, and enter into a redevelopment agreement (the "**Redevelopment Agreement**") with Redeveloper to set forth in greater detail their respective undertakings, rights and obligations in connection with construction of the Project on the Property,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes the transfer of the Property from Existing Redeveloper to Port Liberte, provided that:

(a) Existing Redeveloper and the Agency shall enter into an amendment to the 2005 Redevelopment Agreement, in substantially the form on file with the Agency; and

(b) Port Liberte and the Agency shall enter into the new Redevelopment Agreement for the Property, in substantially the form on file with the Agency; and

(c) Upon effectuation of the transfer, Port Liberte shall notify the Agency in writing that the transfer has been effectuated; and

(d) Any and all sums, fees, escrow deposits, costs and/or expenses due and owing the Agency shall be paid by the respective party owing such amount(s).

Section 3. The Chairman, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized to execute the amendment to the 2005 Redevelopment Agreement with the Existing Redeveloper in substantially the form on file with the Agency, together with such additions, deletions and modifications as are necessary and/or desirable in consultation with counsel to effectuate the same.

Section 4. Port Liberte Apartments LLC is hereby designated as the redeveloper of the Property.

Section 5. The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Redevelopment Agreement with Port Liberte, in substantially the form on file with the Agency, together with such additions,

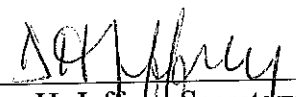
deletions and modifications thereto as may be necessary and/or desirable in consultation with counsel to the Agency.

Section 6. The Chairman, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute, deliver, and/or record any and all other documents, including but not limited to a discharge of the 2005 Agreement as to the Property, as necessary to effectuate this Resolution, in consultation with counsel to the Agency.

Section 7. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency area hereby authorized to take all actions necessary to effectuate this Resolution, in consultation with counsel to the Agency.

Section 8. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on June 21, 2022.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 22-06-VB2 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL ENGINEERING SERVICES WITH RESPECT TO PROPERTY LOCATED AT BLOCK 26102, LOT 21 WITHIN THE DROYERS POINT REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the “**City**”) has designated that certain area known as the Droyers Point Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

WHEREAS, pursuant to the Redevelopment Law, the City enacted the Droyers Point Redevelopment Plan (as amended and supplemented from time to time, the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Redevelopment Law; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency from time to time requires the services of firms to provide environmental engineering services in connection with projects throughout the City; and

WHEREAS, on August 17, 2021, by Resolution No. 21-08-04, the Agency qualified several firms, including Potomac Hudson Environmental, Inc. (“**PHE**”), to perform professional environmental services, subject to the subsequent award of a contract; and

WHEREAS, the Agency owns that certain property identified as Block 26102, Lot 21 on the official tax map of the City, known as the Combined Sewer Overflow Parcel (the “**Droyers Point Property**”), which was the subject of the environmental clean-up performed under the oversight of the New Jersey Department of Environmental Protection pursuant to the No Further Action Letter issued by NJDEP on July 30, 2010; and

WHEREAS, it is the responsibility of the Agency to maintain the engineering controls at the Droyers Point Property, including performing and completing post-construction biennial cap monitoring and remedial action permit services (the “**Environmental Services**”); and

WHEREAS, on June 8, 2022, PHE submitted a proposal, a copy of which is on file with the Agency (the “**Proposal**”), to perform the Environmental Services on the Droyers Point Property; and

WHEREAS, pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), the Agency desires to award a contract to PHE to perform the Environmental Services

at the Droyers Point Property as outlined in the Proposal for an amount not to exceed Two Thousand Nine Hundred Fifty Dollars (\$2,950.00), which shall be payable in accordance with the rates set forth in the Proposal; and

WHEREAS, pursuant to the LPCL, the Environmental Services are professional services exempt from public bidding; and

WHEREAS, PHE has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledges that the Contract will prohibit PHE from making any reportable contributions through the term of the Contract; and

WHEREAS, the Agency certifies that funds are available for the Services; and

WHEREAS, notice of the award of the Contract shall be published in a newspaper of general circulation in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

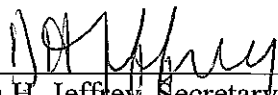
Section 2. The Board of Commissioners hereby authorizes the Contract No. 22-06-VB2 with PHE to perform the Environmental Services for an amount not to exceed Two Thousand Nine Hundred Fifty Dollars (\$2,950.00), payable in accordance with the rate schedule set forth in the Proposal for a term expiring within twelve (12) months of the effective date of the contract or upon completion of the Environmental Services, whichever is earlier, all subject to the Agency's form professional services agreement.

Section 3. The Chairman, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the professional services contract authorized herein, together with such additions, deletions and/or modifications as may be deemed necessary in consultation with counsel, and any and all other documents necessary to effectuate this resolution, in consultation with counsel.

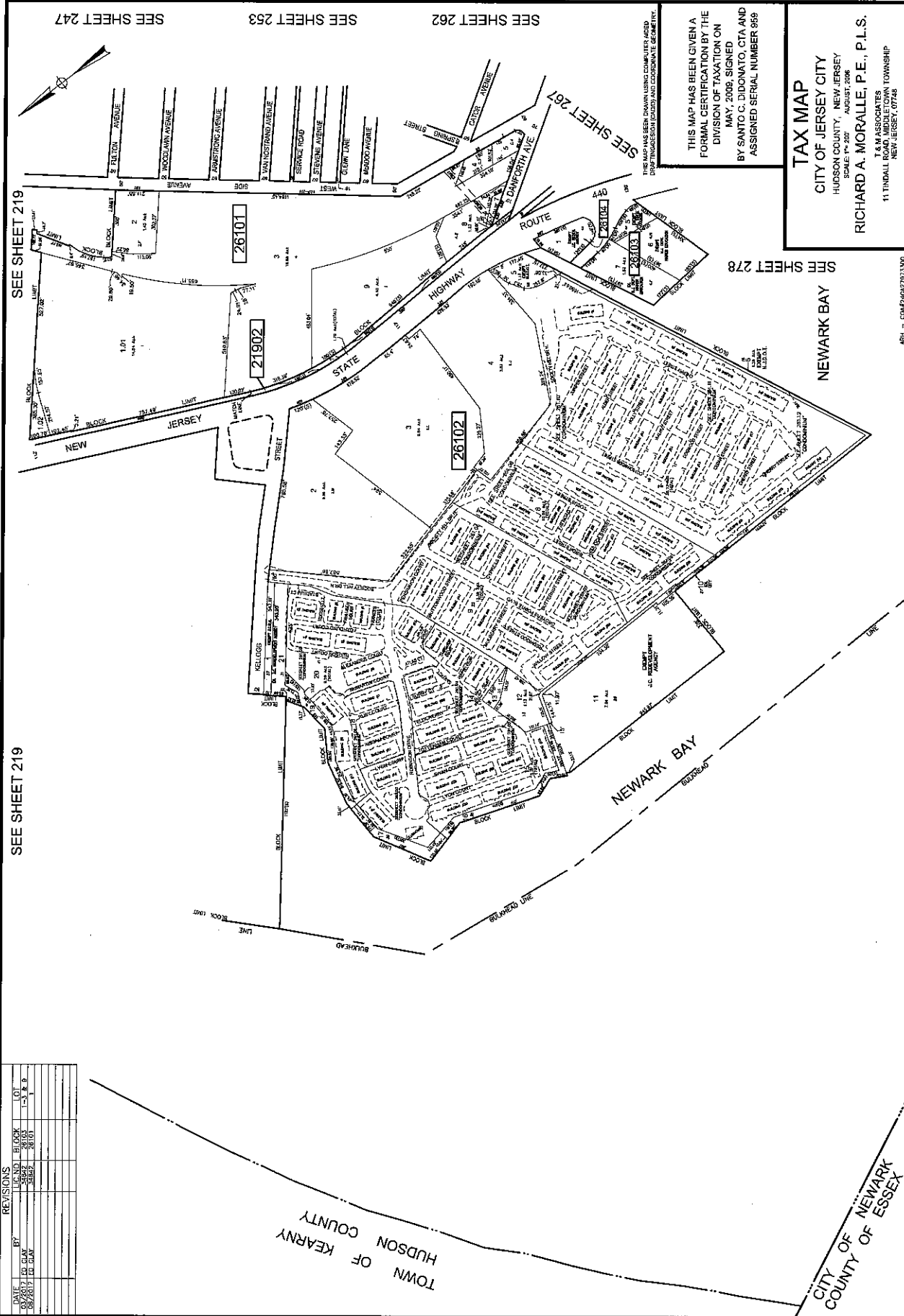
Section 4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

Section 5. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 21, 2022.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			





POTOMAC-HUDSON ENVIRONMENTAL, INC.

8 June 2022

Victoria Bonners
Jersey City Redevelopment Agency
66 York Street – 2nd Floor
Jersey City, New Jersey 07302-3821

Re: Proposal for Environmental Services
Post-Construction Biennial Cap Monitoring and Remedial Action Permit - Soil
Kellogg Street – Combined Sewer Outfall (CSL), Jersey City, New Jersey
PI# G000008896

Dear Ms. Bonners:

Potomac-Hudson Environmental, Inc. (PHEnv) is pleased to provide this proposal for environmental services related to the Kellogg Street – Combined Sewer Outfall (CSO) property located on Block 26102, Lot 21 in Jersey City, New Jersey. The property consists of a 65-foot strip of land 35 feet west of Kellogg Street and covers a Combined Sewer Overflow. A Remedial Action Permit for Soils (RAP #140001) dated October 15, 2014 is in place for the property due to soil contaminants that remain on the Site underneath a capillary break and liner system and site-wide soil cap. A No Further Action Letter with Requirements for Biennial Certifications was issued by the New Jersey Department of Environmental Protection (NJDEP) on July 30, 2010. A biennial certification was last submitted to NJDEP in July 2018. The next scheduled Biennial Certification was due for submittal to NJDEP on July 30, 2022.

SCOPE OF WORK

PHEnv provides this proposal to assist the Jersey City Redevelopment Agency (JCRA) in complying with the Biennial Certification and requirements related to the Deed Notice as well as conduct visual inspections of the Site and maintain appropriate documentation. The work will be conducted in accordance with the Inspection and Maintenance Plan (IMP) for the Site.

NJDEP requires Engineering Controls (the “cap” in this instance) be inspected and a Biennial Certification be prepared and submitted every 2 years from the date of the Remedial Action Permit. The Biennial Certifications are required to be submitted by a Licensed Site Remediation Professional (LSRP). Dave Beeman of PHEnv is currently the LSRP of record for the Site. PHEnv proposes to inspect the property annually in accordance with the IMP and prepare the Biennial Certification documentation. The Routine Inspection /Maintenance Record Log provided in the IMP will be completed. If breaches in the cap are discovered during the site inspection, then PHEnv will notify JCRA immediately in order to arrange for repair of the cap. If no breaches are noted, then PHEnv will prepare the required Biennial Certification for submission to NJDEP. The Remedial Action Protectiveness/Biennial Certification for Soil Form will be completed. There is no submission fee for a Biennial Certification for a Remedial Action

Scientists • Planners • Engineers

P.O. Box 7, 207 S. Stevens Avenue, South Amboy, New Jersey 08879 • Phone: 732-525-3100 • Fax: 732-525-9254
P.O. Box 1206, 136 W. 16th Street, New York, New York 10011 • Phone: 212-243-3574 • Fax: 212-645-4634
16-4 Chapel Avenue, Jersey City, New Jersey 07305 • Phone: 201-413-0990 • Fax: 201-413-0960

Permit for Soil. Biennial Certification submittals are covered by the Annual Permit Fee and permittees are mailed invoices annually on the date when the permit became effective.

PHEnv has assumed in the cost estimate that two annual inspections will be conducted. The first inspection was conducted in 2021 and the second will be conducted immediately to comply with the annual inspection requirement in the IMP. The Biennial Certification will be prepared and submitted to NJDEP. This proposal does not provide a cost to complete a Biennial Certification beyond this next scheduled one; but a cost estimate can be provided to complete that task if requested.

SCHEDULE

PHEnv will schedule the scope of work promptly upon receiving written authorization from JCRA. The Site inspection will be conducted and the Reporting Form will be completed. If no issues are identified, the Biennial Certification will be prepared and submitted to NJDEP as soon as possible.

COST ESTIMATE

PHEnv will conduct the work on a time and expense basis in accordance with our standard fee schedule (attached). All invoices are due and payable within 30 days of the invoice date. The cost estimate to perform the scope of work described above is as follows:

1. Conduct Site Inspection and Complete Biennial Certification (assumes two annual inspections conducted in 2019 and 2020)	\$ 2,650
2. Project Management	<u>\$ 300</u>
Total	\$ 2,950

Please note that if there are breaches in the cap that require repair, PHEnv will provide JCRA with a separate cost estimate to monitor the cap repair, make the required notification to NJDEP and prepare a cap disturbance report for the repair.

LIMITATIONS

The Client is responsible for obtaining access to the property for PHEnv to complete the Site inspection.

In the event that potential site impacts are identified, additional work may be required and the total project cost would require adjustment. Any additional costs not specified herein would be addressed through a supplemental cost estimate.

This proposal is valid for 60 days from the date issued. PHEnv may, in its sole discretion, either extend the period of validity or withdraw the proposal at any time by providing written notification to the Client.



We are very pleased to have this opportunity to propose our services to you. Should you have any questions regarding the foregoing, please call me at 732-525-3100. Should you find the terms of this proposal acceptable, please indicate your acceptance by signing below and returning a signed copy.

Sincerely,

Potomac-Hudson Environmental, Inc.



David Draper, LRSP

The undersigned hereby authorizes Potomac-Hudson Environmental, Inc. to provide the services described in this Proposal in accordance with the provisions of this Proposal.

Signature

Date

Name (Printed)

Client



POTOMAC-HUDSON ENVIRONMENTAL, INC.

FEE SCHEDULE
Effective January 2019

<u>PROFESSIONAL SERVICES</u>	<u>HOURLY RATE</u>
Principal/Expert Testimony	\$200
Director	\$175
Licensed Site Remediation Professional	\$170
Senior Project Manager	\$165
Project Manager	\$160
Senior Environmental Scientist/Engineer 3	\$150
Senior Environmental Scientist/Engineer 2	\$140
Senior Environmental Scientist/Engineer 1	\$135
Environmental Scientist/Engineer 2	\$125
Environmental Scientist/Engineer 1	\$115
Junior Environmental Scientist/Engineer 2	\$105
Junior Environmental Scientist/Engineer 1	\$ 95
Technician	\$ 90
Draftsperson	\$ 75

SUBCONTRACTOR AND DIRECT COSTS

Subcontractor services and the costs associated with the purchase or rental of parts or specialized equipment will be billed at cost plus 15 percent. All direct charges (e.g., rental vehicles and equipment, meals, air/rail travel and lodging) and outside delivery and reproduction costs will be billed at cost plus 15 percent.

TRAVEL AND EQUIPMENT

Charges for company owned equipment and expendable supplies will be billed according to Potomac-Hudson Environmental, Inc.'s schedule of charges for equipment and supplies. Where applicable, the use of personal vehicles for travel will be charged at the current federal rate.





JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

June 10, 2022

SENT VIA EMAIL [DJeffrey@icnj.org] AND ORIGINAL VIA MAIL

Jersey City Redevelopment Agency ("JCRA")
4 Jackson Square (39 Kearny Avenue)
Jersey City, NJ 07305

Attn: Diana H. Jeffrey
Executive Director

**RE: Bayfront 1 Redevelopment – Phase 1A,
Surcharge Program
Jersey City, New Jersey
JCRA Contract No.: 20-12-MPN8
Our File No.: PJC00503.01**

Dear Ms. Jeffrey:

Enclosed for your use to prepare the authorizing Resolution, please find one (1) original partially executed copy of JCRA Change Order No. 3, dated June 9, 2022, and supporting documentation for the above referenced project. Original fully executed copies re-signed by the Contractor (Joseph M. Sanzari, Inc.) and the Consulting Engineer's Office (CME Associates) will be provided after a copy of the Resolution authorizing the approval of the Change Order is received by our office.

As indicated on the enclosed Change Order, the nature and reason for change is to revise the contract quantities to allow the addition of extra and supplemental work for an additional 90-day contract time extension. The work would appear to qualify as a minor modification to effect economies, improve service and resolve minor problems. It does not appear to materially expand upon the size, nature, or scope of the project as it was originally described in the bid specification nor could the extra work reasonably be effectuated by a separate bid contract without imposing adverse cost consequences.

Please note the following Change Order Summary:

- JCRA Change Order No. 3 Total Net Increase or Decrease = \$0.00
- Original Contract Amount = \$4,458,090.00
- Adjusted Contract Amount Based on JCRA Change Order No. 1 = \$4,639,530.00
- Adjusted Contract Amount Based on JCRA Change Order No. 2 = \$4,639,530.00
- Adjusted Contract Amount Based on JCRA Change Order No. 3 = \$4,639,530.00



Ms. Diana H. Jeffrey
Bayfront 1 Redevelopment – Phase 1A,
Surcharge Program
Jersey City, New Jersey
June 10, 2022
Page 2

Please further note that this Change Order only considers the 90-day (3 month) contract time extension and no other quantity or dollar adjustments and results in a total net increase or decrease of \$0.00 from the Adjusted Contract Amount Based on JCRA Change Order No. 2. The Adjusted Contract Amount Based on JCRA Change Order No. 3 is \$4,639,530.00.

Accordingly, we recommend approval of JCRA Change Order No. 3.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,
CME Associates

Robert J. Russo, PE, PP, CME
Principal

RJR/RER
Enclosure(s)

cc: Christopher Fiore, Assistant Executive Director, JCRA, SENT VIA EMAIL
[FioreC@jcnj.org]
Victoria Bonners, JCRA, SENT VIA EMAIL [VBonners@jcnj.org]
Glenn Stock, Stock Development Group, Inc., SENT VIA EMAIL
[GStock@stockdevgroup.com]
Matthew B. Wielkotz, SENT VIA EMAIL [MBW@w-cpa.com]
Timothy E. Murray, Sr., Project Manager, Joseph M. Sanzari, Inc., SENT VIA EMAIL
[TMurray@jmsanzari.com]

CME ASSOCIATES
3141 BORDENTOWN AVENUE
PARLIN, NJ 08859

Date: June 9, 2022
Our File No.: PJC00503.01

JCRA CHANGE ORDER NO. 3

PROJECT NAME: BAYFRONT 1 REDEVELOPMENT - PHASE 1A, SURCHARGE PROGRAM

OWNER: JERSEY CITY REDEVELOPMENT AGENCY

CONTRACTOR: JOSEPH M. SANZARI, INC., 100 WEST FRANKLIN STREET, HACKENSACK, NJ 07601

You are hereby advised of the following changes in contract quantities or in the case of supplemental work, you agree to its performance by your firm at the prices stated herein.

LOCATION OF CHANGE

Bayfront 1 Redevelopment - Phase 1A, Surcharge Program

NATURE AND REASON FOR CHANGE

To revise the contract quantities to allow the addition of extra and supplemental work for an additional 90-day contract time extension.

The work would appear to qualify as a minor modification to effect economies, improve service and resolve minor problems. It does not appear to materially expand upon the size, nature, or scope of the project as it was originally described in the bid specification nor could the extra work reasonably be effectuated by a separate bid contract without imposing adverse cost consequences.

ITEM	DESCRIPTION	CONTRACT QUANTITY U/M	UNIT PRICE	AMENDED QUANTITY	AMENDED EXTENSION	INCREASE/ DECREASE
SA-2	CONTRACT TIME EXTENSION	435.00 DAY	\$0.00	525.00	\$0.00	\$0.00

JCRA CHANGE ORDER NO. 3 TOTAL NET INCREASE OR DECREASE:	\$0.00
ORIGINAL CONTRACT AMOUNT:	\$4,458,080.00
ADJUSTED CONTRACT AMOUNT BASED ON JCRA CHANGE ORDER NO. 1:	\$4,639,530.00
ADJUSTED CONTRACT AMOUNT BASED ON JCRA CHANGE ORDER NO. 2:	\$4,639,530.00
ADJUSTED CONTRACT AMOUNT BASED ON JCRA CHANGE ORDER NO. 3:	\$4,639,530.00

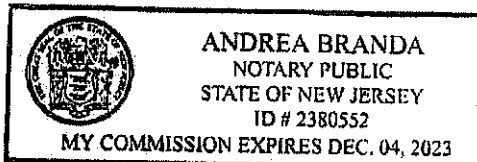
CONTRACTOR

CONSULTING ENGINEER'S OFFICE

JCRA DIRECTOR

AUTHORIZED BY RESOLUTION NO.:

DATED:



Andrea Branda

6/10/2022



JCRA Change Order No. 3
Bayfront 1 Redevelopment – Phase 1A,
Surcharge Program
Jersey City, New Jersey
JCRA Contract No.: 20-12-MPN8
Our File No.: PJC00503.01
June 9, 2022
Page 1 of 1

INCREASE ITEMS:

Item SA-2 CONTRACT TIME EXTENSION

Increase from:	435.00 DAY	to	525.00 DAY
Difference:	90.00 DAY	@	\$0.00 /DAY
TOTAL AMOUNT INCREASE:			\$0.00

Extending the contract time allows the Contractor the time extension they requested to acquire suitable materials for the area north of Grand Boulevard Westbound. Pursuantly, based upon site conditions and the availability of material from the supplier, an extension of the contact time, previously approved as part of JCRA Change Order No. 1, is required for the Contractor to satisfactorily complete the project.

SUMMARY:

Original Contract Amount	\$4,458,090.00
Adjusted Contract Amount Based on JCRA Change Order No. 1	\$4,639,530.00
Adjusted Contract Amount Based on JCRA Change Order No. 2	\$4,639,530.00
<u>JCRA Change Order No. 3</u>	
Total Net Increase or Decrease	\$0.00
Adjusted Contract Amount	\$4,639,530.00

Basic Search

Advanced Search

Exact keyword

Containing

51 crescent

Containing

Containing

5 of 12

Not containing

Order Results

Select Limit

- ☐ All
- ☐ Ordinance
- ☐ Resolution
- ☐ Contract
- ☐ Agreement
- ☐ Deed
- ☒ Map

Ap

Search All

pdf Ord.

STREET ADDRESS

street address

ADDRESS

Resolution

pdf Ord. 19-079

Dec 19 2019 418 KB

LOT 13, MORE COMMONLY KNOWN BY THE

STREET ADDRESSES OF **51 CRESCENT AVENUE**, 342 MARTIN LUTHER KING DRIVE AND 174 NEWARK AVENUE, ... Lot 13, more commonly known by the street addresses of **51 Crescent Avenue**, 342 Martin Luther King Drive and 174 Newark Avenue, ... LOT 13, MORE COMMONLY KNOWN BY THE STREET ADDRESSES OF **51 CRESCENT AVENUE**, 34-2 MARTIN LUTHER KING DRIVE AND 174 NEWARK ... Open in New Window Approved Ordinances and Adopted Resolutions > 2019 > Regular Meeting of Municipal Council - Jul 17 2019

pdf Res. 20-716 - Pdf

Oct 08 2020 580 KB

(AHTF) CONTRACT WITH JERSEY CITY

REDEVELOPMENT AGENCY FOR **51 CRESCENT AVENUE**. COUNCIL offered and moved adoption of the ... City Redevelopment Agency, project will be located at **51 Crescent Avenue**, Jersey City, New Jersey, Block 16901 Lot 17; and ... (AHTF) Contract with Jersey City Redevelopment Agency for **51 Crescent Avenue**. 1) Page 2 of 15 Res. 20-716 Approved: Resolution ... Open in New Window Approved Ordinances and Adopted Resolutions > 2020 > Oct 7 2020

pdf Ord. 19-079

Dec 19 2019 308 KB

LOT 13, MORE COMMONLY KNOWN BY THE

STREET ADDRESSES OF **51 CRESCENT AVENUE**, 342 MARTIN LUTHER KING DRIVE AND 174 NEWARK AVENUE, ... Lot 13, more commonly known by the street addresses of **51 Crescent Avenue**, 342 Martin Luther King Drive and 174 Newark Avenue, ... LOT 13, MORE COMMONLY KNOWN BY THE STREET ADDRESSES OF **51 CRESCENT AVENUE**, 342 MARTIN LUTHER KING DRIVE AND 174 NEWARK AVENUE, ... Open in New Window Approved Ordinances and Adopted Resolutions > 2019 > Regular Meeting of Municipal Council - Jun 26 2019

pdf Ord. 19-126

Dec 19 2019 744 KB

LOT 13, MORE COMMONLY KNOWN BY THE

STREET ADDRESSES OF **51 CRESCENT AVENUE**, 34-2 MARTIN LUTHER KING DRIVE AND 174 NEWARK AVENUE, ... Lot 13, more commonly known by the street addresses of **51 Crescent Avenue**, 342 Martin Luther King Drive and 174 Newark Avenue, ... 11401, LOT 13, MORE COMMONLY KNOWN BY THE STREET ADDRESSES OF **51 CRESCENT AVENUE**, 34-2 MARTIN LUTHER KING DRIVE AND 174 NEWARK AVENUE, ... Open in New Window Approved Ordinances and Adopted Resolutions > 2019 > Regular Meeting of Municipal Council - Sep 11 2019



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING TERMINATION OF REDEVELOPMENT AGREEMENT WITH GRAND JERSEY WATERFRONT URBAN RENEWAL ASSOCIATES, LLC FOR PROPERTY WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as the same may be amended and/or supplemented from time to time, the "**Redevelopment Law**"); and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City adopted a redevelopment plan known as the Grand Jersey Redevelopment Plan (the "**Redevelopment Plan**") to effectuate and regulate the redevelopment of the Grand Jersey Redevelopment Area (the "**Redevelopment Area**"); and

WHEREAS, on June 23, 2005, the Agency and Grand Jersey Waterfront Urban Renewal Associates, LLC (the "**Redeveloper**") entered into that certain Redevelopment Agreement (the "**Agreement**"), which has been subsequently amended on multiple occasions, and pursuant to which, among other things, Redeveloper agreed to redevelop Block 60, Lots 19H & 19N and Block 2145, Lots 19G and 41T, a portion of the Redevelopment Area (the "**Project Premises**"), by constructing thereon a mixed use phased redevelopment project including, but not limited to, a mix of condominiums and residential townhouses, associated parking and other infrastructure improvements (the "**Project**"); and

WHEREAS, the Redeveloper subsequently relinquished its redevelopment rights to portions of the Project Premises through amendments to the Agreement and other correspondence to the Agency; and

WHEREAS, pursuant to Section 2.10 of the Agreement and Section 4 of the First Amendment to the Agreement, dated June 13, 2006, the Redeveloper was required to pay Administrative Fees to the Agency according to the following schedule: (a) \$25,000 upon the Effective Date; (b) \$25,000 on or before June 15, 2006; and (c) \$25,000 on or before June 15th of each additional year; and

WHEREAS, as of March 14, 2022, Redeveloper had not made payment of its required Administrative Fees since 2015, leaving a total of \$150,000 unpaid; and

WHEREAS, as of March 14, 2022, Redeveloper had taken no action to proceed with any construction activities, as contemplated by the Agreement, for at least three (3) years prior; and

WHEREAS, on March 14, 2022, the Agency issued Redeveloper a Notice of Default identifying the foregoing Events of Default of the Agreement to be cured, a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Section 8.01 of the Agreement, the timeframe for curing the identified Events of Default was ninety (90) days, which period expired on June 13, 2022; and

WHEREAS, Redeveloper did not proceed to commence to cure or remedy such default or breach of the Agreement by the June 13, 2022 deadline and such default or breach has continued to the current day; and

WHEREAS, the Agency now desires to terminate the Agreement, including termination of Redeveloper's designation as redeveloper of the Project Premises and any and all interest Redeveloper may have as to the Project Premises and the Agreement, and to authorize the Executive Director to execute any and all documents necessary to discharge the recorded Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency, as follows:

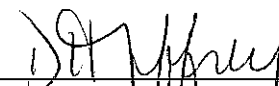
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Agreement between the Agency and Redeveloper is hereby terminated and Redeveloper's designation as redeveloper of the Project Premises is hereby terminated.

Section 3. The Board of Commissioners hereby authorizes the Executive Director to execute any and all documents necessary to discharge the recorded Redevelopment Agreement consistent with this resolution.

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on June 21, 2022.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

EXHIBIT A

March 14, 2022 Notice of Default

Eric E. Tomaszewski, Esq.
ETomaszewski@MSBNJ.com
(973) 622-5162

March 14, 2022

Via Certified Mail r/r/r

Grand Jersey Waterfront Urban Renewal Associates, LLC
Attn: Peter G. Mangin, Managing Member
30 Montgomery Street, Suite 1110
Jersey City, New Jersey 07302

**Re: Notice of Default – Grand Jersey Redevelopment Agreement
Block 60, Lots 19H and 19N; Block 2145, Lots 19G and 41T
Jersey City, New Jersey**

Dear Mr. Mangin:

Our office represents the Jersey City Redevelopment Agency (the “Agency”) with respect to the Grand Jersey Redevelopment Area and the redevelopment of the above referenced block and lots (the “Project Premises”). Please be advised that Grand Jersey Waterfront Urban Renewal Associates, LLC (“Redeveloper”) is in default of the Redevelopment Agreement (the “Agreement”), dated June 23, 2005 (and as subsequently amended), between the Agency and Redeveloper. In particular, Redeveloper is in default of the following provisions of the Agreement, each an “Event of Default” under Sections 2.15 and 8.01 of the Agreement:

- **Failure to Pay Administrative Fee.** Pursuant to Section 2.10 of the Agreement and Section 4 of the First Amendment to the Agreement, Redeveloper was required to pay Administrative Fees to the Agency according to the following schedule: (a) \$25,000 upon the Effective Date; (b) \$25,000 on or before June 15, 2006; and (c) \$25,000 on or before June 15th of each additional year. Redeveloper has not made its required Administrative Fee since 2015, leaving a total of \$150,000 unpaid.
- **Abandonment of Project Construction.** Redeveloper has taken no action to proceed with any construction activities, as contemplated by the Agreement, for at least three (3) years – far more than the one hundred and twenty (120) days provided by Section 2.15 of the Agreement – and is thereby deemed to have abandoned the Project.

Please be advised that at the end of the cure period provided by Section 8.02 of the Agreement, the Agency shall commence such proceedings as are necessary to enforce its rights under the Agreement, including termination of the Agreement and termination of your designation as redeveloper.

Grand Jersey Waterfront Urban Renewal Associates, LLC

March 14, 2022

Page 2

Regards,

/s/ Eric E. Tomaszewski

Eric E. Tomaszewski

cc: Joseph F. Ranieri, Esq. (via certified mail r/t/r and email)
Eugene T. Paolino, Esq. (via email)
Diana H. Jeffrey, Esq. (via email)
Joseph P. Baumann, Jr., Esq. (via email)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 22-05-RN10 WITH FRIENDS OF THE LOEW'S, INC. FOR HISTORIC PRESERVATION CONSULTING SERVICES WITH RESPECT TO THE PROPERTY LOCATED AT BLOCK 10601, LOT 41 AND COMMONLY KNOWN AS LOEW'S JERSEY THEATRE, 54 JOURNAL SQUARE PLAZA WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the "**Redevelopment Law**"), with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, pursuant to the Redevelopment Law, the City designated that certain area known as the Journal Square 2060 Redevelopment Area (the "**Redevelopment Area**") as an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the City enacted the Journal Square 2060 Redevelopment Plan (as amended and as may be further amended and supplemented from time to time, the "**Redevelopment Plan**"), in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, certain property identified on the City's tax maps as Block 10601, Lot 41, commonly known as Loew's Jersey Theatre, 54 Journal Square Plaza (the "**Property**"), is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, the City and the Agency have embarked upon an effort to establish the Redevelopment Area as an artistic and cultural hub, which includes the rehabilitation of the Loew's Theatre to its former glory, and to that end the City and the Agency have set forth their respective obligations within a Cooperation Agreement; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires from time to time extraordinary unspecifiable services which are specialized and qualitative in nature; and

WHEREAS, under *N.J.S.A. 40A:11-2(7)* and *N.J.S.A. 40A:11-5(1)(a)(ii)* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**") and *N.J.A.C. 5:34-2.1-2.3*, contracts for which the subject matter consists of extraordinary unspecifiable services ("**EUS**") may be awarded without competitive bidding; and

WHEREAS, by Resolution No. 22-05-6 adopted on May 17, 2022, the Agency awarded an Contract No. 22-05-RN10 for EUS (the "**Contract**") to Friends of the Loew's,

Inc., a New Jersey not-for-profit corporation ("FOL" or "**Contractor**") to provide historic preservation consulting services with respect to the Property (the "**Services**"); and

WHEREAS, the Agency now desires to amend the Contract in order to extend the term of the Contract to expire on April 30, 2023 and to increase the total Contract amount by Seventy-Five Thousand Dollars (\$75,000.00) payable at a rate of Seven Thousand Five Hundred Dollars (\$7,500.00) per month; and

WHEREAS, FOL has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledges that the Contract will prohibit FOL from making any reportable contributions through the term of the Contract,

WHEREAS, the Agency certifies that funds are available for the Services; and

WHEREAS, notice of the award of the Contract shall be published in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(ii)*,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes a first amendment to Contract No. 22-05-RN10 to extend the term of the Contract to April 30, 2023 and to increase the total Contract amount by Seventy-Five Thousand Dollars (\$75,000.00), for a total amended Contract amount not to exceed Ninety-Thousand Dollars (\$90,000.00), payable at a rate of Seven Thousand Five Hundred (\$7,500.00) per month in accordance with the proposal on file with the Agency. Except as expressly authorized herein, all other terms and conditions of the Contract shall remain unchanged and in full force and effect.

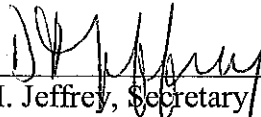
Section 3. The Chairman, Vice Chair, Executive Direct, and/or Secretary of the Agency are hereby authorized and directed to execute and deliver a first amendment to the Contract, in consultation with counsel to the Agency.

Section 4. The Executive Director is hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

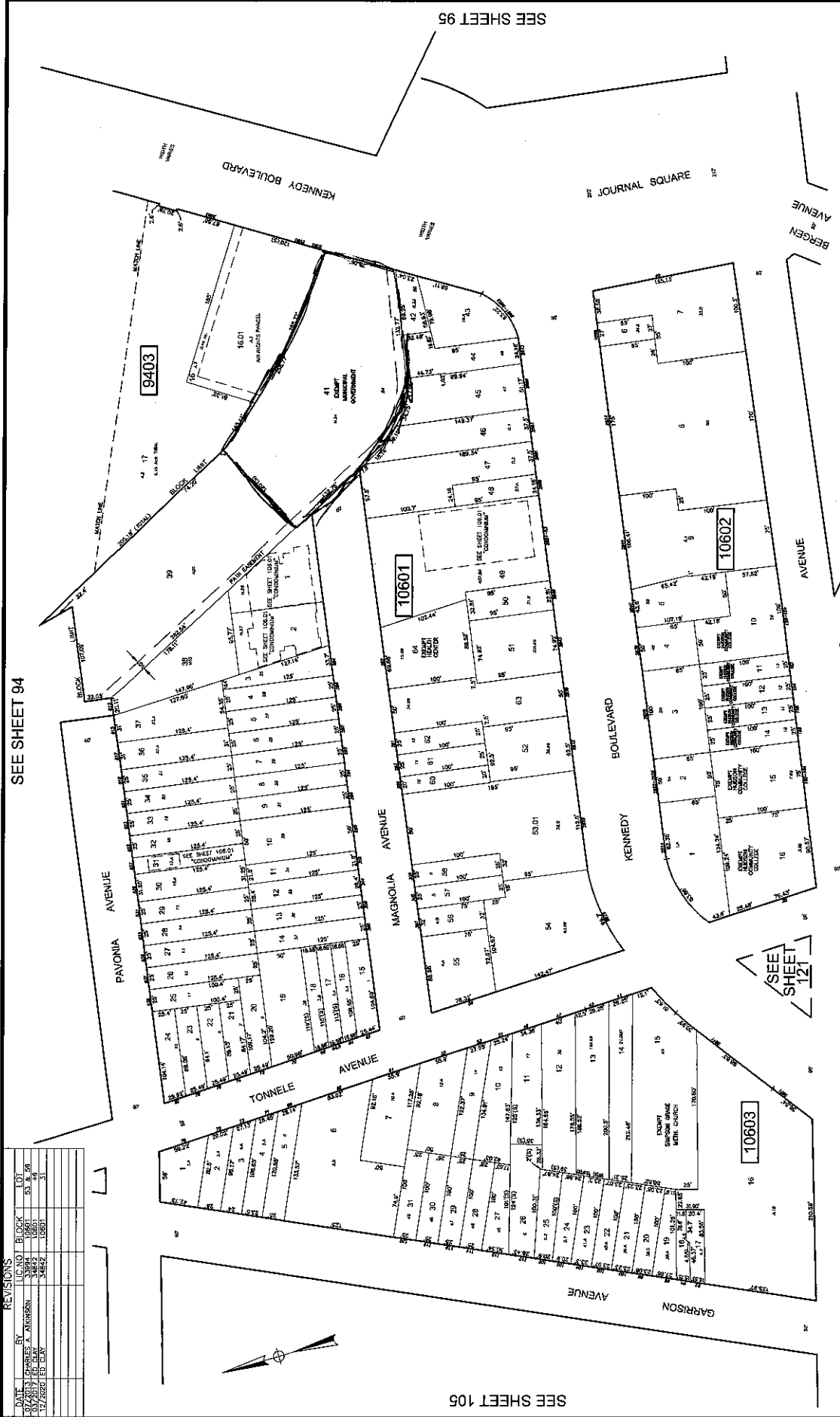
Section 5. The Agency shall, pursuant to *N.J.S.A. 40A:11-5(1)(a)(ii)*, publish notice in the Agency's officially designated newspaper stating the nature, duration, service, and amount of the Extraordinary Unspecifiable Services Agreement, and further stating that copies of this Resolution and the agreement are on file and available at the Agency's office.

Section 6. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on June 21, 2022.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			



REVISIONS			
DATE	BY	LOT	DESCRIPTION
07/20/17	JOHN A. MORALE	53	9403
07/20/17	JOHN A. MORALE	54	9403
07/20/17	JOHN A. MORALE	55	9403
07/20/17	JOHN A. MORALE	56	9403
07/20/17	JOHN A. MORALE	57	9403
07/20/17	JOHN A. MORALE	58	9403
07/20/17	JOHN A. MORALE	59	9403
07/20/17	JOHN A. MORALE	60	9403
07/20/17	JOHN A. MORALE	61	9403
07/20/17	JOHN A. MORALE	62	9403
07/20/17	JOHN A. MORALE	63	9403
07/20/17	JOHN A. MORALE	64	9403
07/20/17	JOHN A. MORALE	65	9403
07/20/17	JOHN A. MORALE	66	9403
07/20/17	JOHN A. MORALE	67	9403
07/20/17	JOHN A. MORALE	68	9403
07/20/17	JOHN A. MORALE	69	9403
07/20/17	JOHN A. MORALE	70	9403
07/20/17	JOHN A. MORALE	71	9403
07/20/17	JOHN A. MORALE	72	9403
07/20/17	JOHN A. MORALE	73	9403
07/20/17	JOHN A. MORALE	74	9403
07/20/17	JOHN A. MORALE	75	9403
07/20/17	JOHN A. MORALE	76	9403
07/20/17	JOHN A. MORALE	77	9403
07/20/17	JOHN A. MORALE	78	9403
07/20/17	JOHN A. MORALE	79	9403
07/20/17	JOHN A. MORALE	80	9403
07/20/17	JOHN A. MORALE	81	9403
07/20/17	JOHN A. MORALE	82	9403
07/20/17	JOHN A. MORALE	83	9403
07/20/17	JOHN A. MORALE	84	9403
07/20/17	JOHN A. MORALE	85	9403
07/20/17	JOHN A. MORALE	86	9403
07/20/17	JOHN A. MORALE	87	9403
07/20/17	JOHN A. MORALE	88	9403
07/20/17	JOHN A. MORALE	89	9403
07/20/17	JOHN A. MORALE	90	9403
07/20/17	JOHN A. MORALE	91	9403
07/20/17	JOHN A. MORALE	92	9403
07/20/17	JOHN A. MORALE	93	9403
07/20/17	JOHN A. MORALE	94	9403
07/20/17	JOHN A. MORALE	95	9403
07/20/17	JOHN A. MORALE	96	9403
07/20/17	JOHN A. MORALE	97	9403
07/20/17	JOHN A. MORALE	98	9403
07/20/17	JOHN A. MORALE	99	9403
07/20/17	JOHN A. MORALE	100	9403

SEE SHEET 105

SEE SHEET 94

SEE SHEET 95

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
AUGUST, 2008

RICHARD A. MORALE, P.E., P.L.S.

T & M ASSOCIATES
11 TINDALL ROAD
NEW JERSEY 07102

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

SEE SHEET 121

SEE SHEET 120

SEE SHEET 121

SEE SHEET 120

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING/DESIGN (CAD/2D) AND COORDINATE GEOMETRY.

ARI - COM/2406/783300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICE CONTRACT NO. 22-06-RN11 WITH HELENA RUMAN ARCHITECTS FOR ARCHITECTURAL SERVICES WITH RESPECT TO THE PORT AUTHORITY TRANS-HUDSON POWERHOUSE STRUCTURE LOCATED AT BLOCK 11609, LOTS 1 AND 2, COMMONLY KNOWN AS 350 WASHINGTON STREET AND 80 BAY STREET, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) was established by the City of Jersey City (the “City”) and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as may be amended and/or supplemented from time to time, the “Redevelopment Law”); and

WHEREAS, pursuant to the Redevelopment Law, the City has established an area in need of redevelopment known as the Powerhouse Arts District Redevelopment Area (the “Redevelopment Area”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Powerhouse Arts District Redevelopment Plan” (as amended and supplemented from time to time, the “Redevelopment Plan”); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency from time to time requires the services of firms to provide architectural services in connection with projects throughout the City; and

WHEREAS, Helena Ruman Architects (“HRA”) submitted a proposal to the Agency dated June 13, 2022 (the “Proposal”), to conduct a visual survey and prepare a written report assessing the structural condition (the “Services”) of the Port Authority Trans-Hudson Powerhouse structure on Agency owned property located in the Redevelopment Area at Block 11609, Lots 1 and 2 on the City’s tax maps, commonly known as 350 Washington Street and 80 Bay Street, respectively; and

WHEREAS, HRA possesses the skills and expertise to perform and complete the Services; and

WHEREAS, the Agency desires to enter into a professional services contract with HRA (the “Contract”) to perform the Services as outlined in the Proposal for a total amount not to exceed Two Thousand Eight Hundred Dollars (\$2,800.00) to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, architectural services are professional services exempt from public bidding; and

WHEREAS, the Agency certifies that funds are available for the Services; and

WHEREAS, notice of the award of the Contract shall be published in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

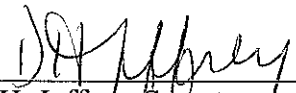
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with HRA to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, payable at the rates set forth in the Proposal for a total amount not to exceed Two Thousand Eight Hundred Dollars (\$2,800.00), subject to the terms and conditions set forth in the Agency's form professional services agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

Section 3. The Chairman, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

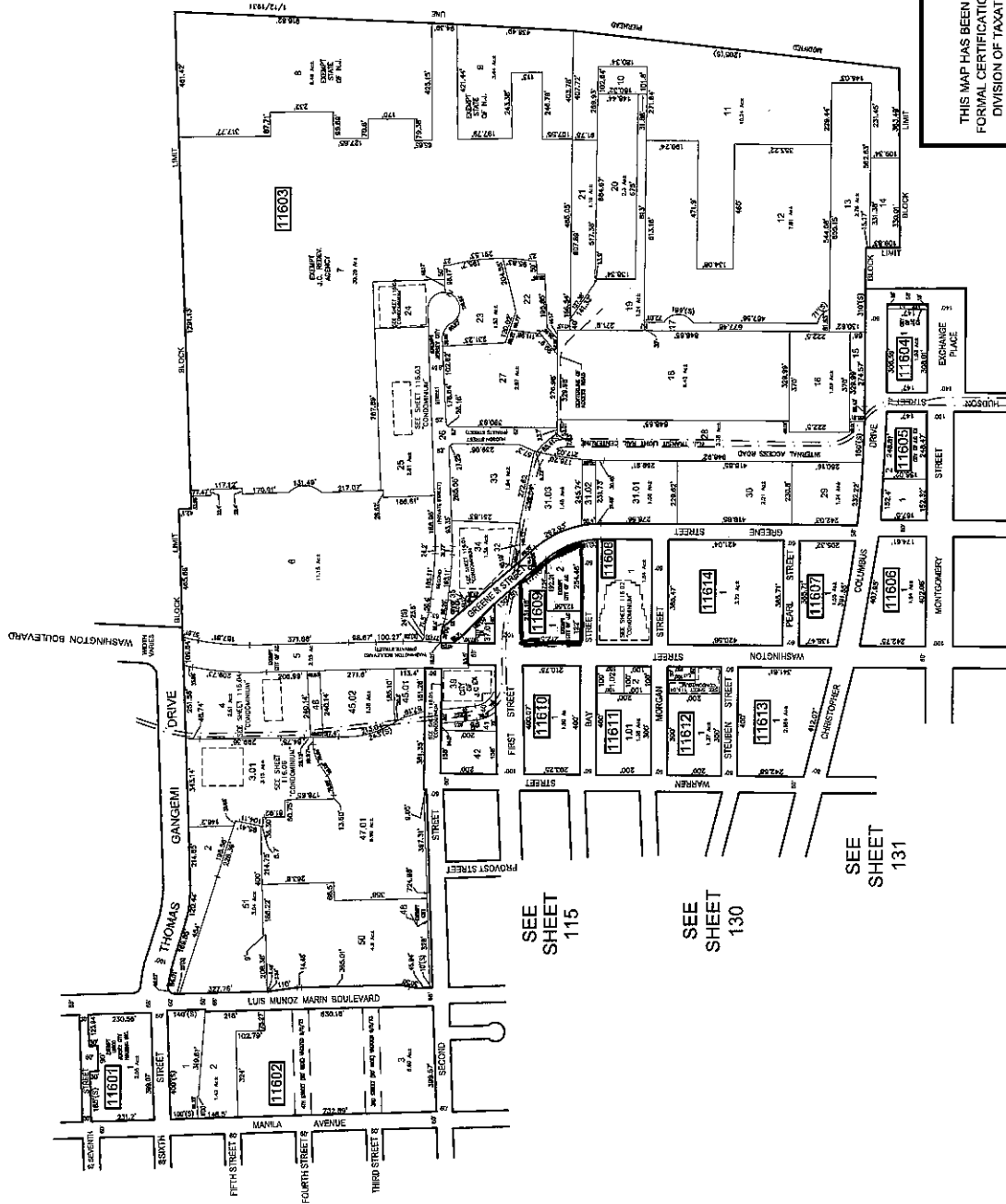
Section 4. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 21, 2022.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

REVISIONS				
DATE	BY	LIC. NO.	BLOCK	LOT
10/20/10	CHARLES A. ATKINSON	33694	11803	45
12/20/13	CHARLES A. ATKINSON	33694	11803	31.01-31.03
09/20/20	ED CLAY	34852	11803	37-38



SEE SHEET 143

HELENA RUMAN ARCHITECTS

June 13, 2022

VIA Email only: rnapiorski@jcnj.org

Diana H. Jeffrey, Executive Director
Jersey City Redevelopment Agency
4 Jackson Square (39 Kearney Avenue)
Jersey City, NJ 07305

RE: Proposal for Professional Services
Jersey City Powerhouse - Condition Assessment
First and Washington Streets
Jersey City, NJ

Dear Ms. Jeffrey:

We are pleased to submit this Proposal for professional services in connection with visual assessment of the Powerhouse condition.

PROJECT DESCRIPTION

The Jersey City Redevelopment Agency undertook projects in the past for stabilization of the Powerhouse structure. Temporary strapping was installed on the exterior of masonry tower 125 feet high located on the easterly side of the Powerhouse structure. The agency needs an updated report on the current condition of the Powerhouse. The Architect will conduct a visual survey of the building and prepare a written report. It is understood that all interior staircases collapsed in the past and therefore there is no longer a safe access available to the upper floors or roof.

SCOPE OF SERVICES

The Architect shall provide architectural services for the Project limited to visual assessment of the building condition as outlined below. Services shall be performed in a manner consistent with professional skill and care.

The following is a breakdown of the scope of professional services to be provided:

- A. Architect shall conduct a walk-thru of the building interiors and exteriors and review condition of the building's elements. The visual assessment shall be conducted from the ground. Photographs of the building will be taken. Only stable and secure spaces shall be accessed. The Agency will arrange with the Port Authority for access into the building.
- B. Architect shall review photographs, drawings and documents of the past building surveys by this office and by others and note any changes to the building condition.
- C. Architect shall prepare a written report and attend one (1) meeting with the JCRA representatives.

WORK NOT INCLUDED

- A. Materials testing or intrusive inspections.
- B. Rental of aerial lift equipment for access to the upper portions of the building walls.

C. Any architectural or engineering design services for building repairs or stabilization.

COMPENSATION

The Agreement between the Architect and the Owner will provide for compensation to the Architect for professional services, based on the hourly rates for services described in Scope of Services, plus reimbursable expenses.

The reimbursable expenses are expenses of reproduction, postage and handling of drawings and other documents, other than for Architect's use, including traveling expenses outside Hudson County.

The Architect will render the described services for the following lump sum amount: \$2,800.00

Architect's compensation for additional services shall be based on the following hourly rates:

Principal Architect:	\$180/hr.
Associate Architect:	\$115/hr.

These hourly rates include Architect's overhead, profit and the cost of insurance policies purchased and maintained during terms of Agreement.

The Architect shall submit periodic statements for services rendered and for reimbursable expenses incurred. The amount of the Architect's fee billed will be based on the fees listed. Architect's invoices are payable in 30 days.

If the scope of the Project should change substantially, the Architect's compensation shall be subject to renegotiations.

In the event of termination of Agreement, though not the fault of the Architect, the Architect shall be compensated for the services provided to the termination date.

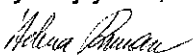
GENERAL AND MISCELLANEOUS

The Architect and Architect's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, polychlorinated biphenyl (PCB), lead or other toxic substances.

It is agreed that the aggregate liability, professional or otherwise, of Helena Ruman Architects, its principal, employees and consultants, is limited to the amount of compensation paid to Helena Ruman Architects in connection with its Work under this contract.

Thank you for your consideration of our Proposal. This Proposal remains valid for ninety (90) days.

Very truly yours,



Helena Ruman, R.A.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WESTSIDE STATION LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 21802, LOTS 1-8 AND 29-33, COMMONLY KNOWN AS 359-367 WEST SIDE AVENUE, 371 WEST SIDE AVENUE, 312 GRANT AVENUE, 322 GRANT AVENUE, 28 POLLOCK AVENUE, 48 POLLOCK AVENUE, 54-70 POLLOCK AVENUE AND 42 MALLORY AVENUE LOCATED WITHIN THE WATER STREET REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) was established by the City of Jersey City (the “City”) and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as the same may be amended and/or supplemented from time to time, the “Redevelopment Law”); and

WHEREAS, the City has designated that certain area known as the Water Street Redevelopment Area (the “Redevelopment Area”) as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, pursuant to the Redevelopment Law, the City has enacted the Water Street Redevelopment Plan (as amended and supplemented from time to time, the “Redevelopment Plan”), in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, certain properties identified on the City’s tax maps as Block 21802, Lots 1-8 and 29-33, commonly known as 359-367 West Side Avenue, 371 West Side Avenue, 312 Grant Avenue, 322 Grant Avenue, 28 Pollock Avenue, 48 Pollock Avenue, 54-70 Pollock Avenue and 42 Mallory Avenue (collectively, the “Property”) are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on October 20, 2020, the Board of Commissioners of the Agency adopted Resolution No. 20-10-23 conditionally designating Westside Station, LLC (the “Redeveloper”) as redeveloper of the Property, which designation was subsequently extended, including most recently by Resolution No. 21-12-30 adopted on December 21, 2021; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until December 31, 2022, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

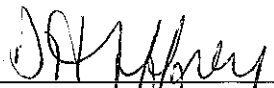
Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until December 31, 2022, to allow the Agency and Redeveloper

to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 21, 2022.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING A LICENSE AGREEMENT WITH THE
CITY OF JERSEY CITY FOR BLOCK 11401, LOT 13,
COMMONLY KNOWN AS 174 NEWARK AVENUE,
WITHIN THE SCATTER SITE REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) and has responsibility for implementing redevelopment plans and carrying out rehabilitation/redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as same may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment designated as the Scatter Site Redevelopment Area (the “**Redevelopment Area**”) and subsequently adopted a Redevelopment Plan for the Redevelopment Area, entitled the Scatter Site Redevelopment Plan, by the Jersey City Municipal Council’s adoption of Ordinance 99-096; and

WHEREAS, the Agency is the owner of certain real property identified as Block 11401, Lot 13 on the official tax map of the City, commonly known as 174 Newark Avenue (the “**Property**”), which Property is located within the Scatter Site Redevelopment Area; and

WHEREAS, the Property consists of a paved parking facility (the “**Parking Facility**”), which is operated and managed by the City pursuant to that certain license agreement by and between the City and the Agency, as authorized by Resolution No. 21-07-17 duly adopted on July 20, 2021; and

WHEREAS, the existing license agreement for the Property is set to expire; and

WHEREAS, the City desires to continue operating the Parking Facility on the Property;
and

WHEREAS, the Agency wishes to authorize and enter into a license agreement with the City (the “**License Agreement**”), in order to permit the City to continue to operate and manage the Parking Facility on the Property,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby approves the License Agreement with the City as described herein, for a term of up to one (1) year, which term may be extended by

mutual consent of the parties for one (1) additional year without any need for any further action of the Board of Commissioners.

Section 3. The Chairman, Vice Chair, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the License Agreement, in substantially the same form as the existing license agreement, together with such additions, deletions and/or modifications as deemed necessary in consultation with counsel, and any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. The Chairman, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the License Agreement and this Resolution.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on June 21, 2022.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH PROPERTY MAINTENANCE GUYS, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 16901, LOT 17, COMMONLY KNOWN AS 51 CRESCENT AVENUE IN THE SCATTER SITE REDEVELOPMENT AREA

WHEREAS, on March 16, 2021, the Board of Commissioners of the Jersey City Redevelopment Agency adopted Resolution 21-03-15 designating Property Maintenance Guys, LLC (the **"Redeveloper"**) to serve as the redeveloper for the property owned by the Agency commonly known as 51 Crescent Avenue and identified on the City tax map as Block 16901, Lot 17 (the **"Property"**) located within the Scatter Site Redevelopment Area and authorizing the Agency to enter into a redevelopment agreement with the Redeveloper for the Property; and

WHEREAS, on March 30, 2021, the Agency entered into a redevelopment agreement with the Redeveloper for the redevelopment of the Property (the **"Redevelopment Agreement"**); and

WHEREAS, the Redeveloper was required under the Redevelopment Agreement to renovate the existing two-family duplex brownstone home on the Property so that it may thereafter be leased to a supportive services agency for the provision of transitional affordable housing to the clients of the designated supportive services agency; and

WHEREAS, the Redeveloper initially provided a cost estimate to the Agency for the Redeveloper's proposed renovation work in the amount of fifty-three thousand five hundred dollars (\$53,500.00)(the **"Cost Estimate Amount"**) when the Redevelopment Agreement was executed, and further agreed within the Redevelopment Agreement that these renovation costs would not exceed a monetary cap of sixty thousand dollars (\$60,000.00); and

WHEREAS, the Agency agreed within the Redevelopment Agreement to compensate the Redeveloper for the actual costs of the Redeveloper's renovation work at the Property, including any work exceeding the Cost Estimate Amount so long as (i) the Agency was satisfied that the Redeveloper has provided adequate documentation of such additional work and the costs associated with that additional work, (ii) the Agency determined that it has adequate funds available to compensate the Redeveloper for this additional work, and (iii) the costs of such additional work did not exceed sixty thousand dollars (\$60,000.00); and

WHEREAS, the costs of the Redeveloper's proposed renovation work exceeded the sixty thousand dollar (\$60,000.00) monetary cap for a number of reasons, including but not limited to the unforeseen increase in cost of construction materials following the pandemic, and the need to purchase and install new hot water heaters which were damaged; and

WHEREAS, the Redeveloper has completed the renovation work at the Property and has submitted or will submit documentation to the Agency demonstrating that its actual costs for such renovation work were in the amount of seventy-three thousand two hundred fifty-three dollars and ninety-five cents (\$73,253.95); and

THIS FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT (the "First Amendment") is made on or as of the ____ day of _____, 2022 by and between the **JERSEY CITY REDEVELOPMENT AGENCY** (the "Agency"), an autonomous agency of the City of Jersey City with offices at 4 Jackson Square, Jersey City, New Jersey 07305, and **PROPERTY MAINTENANCE GUYS, LLC** (the "Redeveloper"), a limited liability company having its offices at 126 Stegman Street, Jersey City, NJ 07305 (collectively, the "Parties").

WITNESSETH:

WHEREAS, the Agency and the Redeveloper entered into a Redevelopment Agreement dated March 30, 2021 (the "Redevelopment Agreement") for the redevelopment of certain real property owned by the Agency commonly known as 51 Crescent Avenue and identified on the City tax map as Block 16901, Lot 17 (the "Property") located within the Scatter Site Redevelopment Area; and

WHEREAS, the Redeveloper provided a cost estimate to the Agency for the Redeveloper's proposed renovation work at the Property in the amount of fifty-three thousand five hundred dollars (\$53,500.00)(the "Cost Estimate Amount") and further agreed within the Redevelopment Agreement that these renovation costs would not exceed a monetary cap of sixty thousand dollars (\$60,000.00); and

WHEREAS, the Agency agreed within the Redevelopment Agreement to compensate the Redeveloper for the actual costs of the Redeveloper's renovation work at the Property, including any work exceeding the Cost Estimate Amount so long as (i) the Agency was satisfied that the Redeveloper has provided adequate documentation of such additional work and the costs associated with that additional work, (ii) the Agency determined that it has adequate funds available to compensate the Redeveloper for this additional work, and (iii) the costs of such additional work did not exceed sixty thousand dollars (\$60,000.00); and

WHEREAS, the costs of the Redeveloper's proposed renovation work exceeded the sixty thousand dollar (\$60,000,00) monetary cap for a number of reasons, including but not limited to the need to replace the original boilers and hot water heaters which were damaged; and

WHEREAS, the Redeveloper has completed the renovation work at the Property and has submitted or will submit documentation to the Agency demonstrating that its actual costs for such renovation work were in the amount of seventy-three thousand two hundred fifty-three dollars and ninety-five cents (\$73,253.95); and

WHEREAS, the Parties wish to enter into this First Amendment in order to amend the monetary cap set forth within the original Redevelopment Agreement in order to increase that monetary cap from sixty thousand dollar (\$60,000,00) to seventy-three thousand two hundred fifty-three dollars and ninety-five cents (\$73,253.95).

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the Parties, and for the benefit of the Parties hereto and general public and to implement the purposes of the LRHL and the Redevelopment Plan, the Parties do hereby covenant and agree each with the other as follows:

1. Section 2.5 of the Redevelopment Agreement is hereby replaced and superseded by the following revised Section 2.5 as follows:

"2.5 Payment To Redeveloper Upon Completion Of Construction Of Project.

(a) The Redeveloper has submitted a cost estimate to the Agency, which is incorporated herein and attached hereto as part of **Schedule B** to this Agreement, establishing the scope of work that it will perform to renovate the Property and providing a cost estimate for such work in the amount of fifty three thousand five hundred dollars (\$53,500.00)(the "Cost Estimate Amount"). Upon the Redeveloper's Completion of Construction of the Project, the Redeveloper shall provide an itemized invoice to the Agency describing in detail all work that was performed by the Redeveloper for the Project and the actual costs of such work. The Agency shall be responsible to compensate the Redeveloper for the actual costs of the work that the Redeveloper performed for the Project as shown on the itemized invoice so long as such actual costs do not exceed the Cost Estimate Amount. In the event that the actual costs sought by the Redeveloper do exceed the Cost Estimate Amount, the Agency shall be responsible to pay the Redeveloper the full Cost Estimate Amount, and the Agency may, in its sole reasonable discretion, compensate the Redeveloper for the actual costs of any work exceeding the Cost Estimate Amount so long as (i) the Agency is satisfied that the Redeveloper has provided adequate documentation of such additional work and the costs associated with that additional work, (ii) the Agency determines that it has adequate funds available to compensate the Redeveloper for this additional work, and (iii) the total costs of all work performed by the Redeveloper do not exceed seventy-three thousand two hundred fifty-three dollars and ninety-five cents (\$73,253.95).

(b) The Agency shall make the payment to the Redeveloper required hereunder within sixty (60) Days of the Agency's receipt of the invoice described herein."

2. Except as explicitly modified herein, all of the terms and conditions of the Redevelopment Agreement shall remain in full force and effect.

3. Each of the Parties hereto which are business entities represent and warrant that each has complied with all necessary formalities and the undersigned signatory has been duly authorized to execute this First Amendment on behalf of such entity.

IN WITNESS WHEREOF, the Parties hereto have caused this First Amendment to be properly executed and their corporate seals affixed and attested as of the date first written above.

WITNESS:

JERSEY CITY REDEVELOPMENT AGENCY

By: _____

Name: Diana Jeffrey

Title: Executive Director

WITNESS:

PROPERTY MAINTENANCE GUYS, LLC

By: _____

Name:

Title:

WHEREAS, the Agency wishes to enter into a First Amendment to the Redevelopment Agreement, in substantially the form attached hereto, in order to authorize the increase in the monetary cap for the renovation work performed by the Redeveloper from sixty thousand dollar (\$60,000.00) to seventy-three thousand two hundred fifty-three dollars and ninety-five cents (\$73,253.95).

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby approves the First Amendment to the Redevelopment Agreement with Property Maintenance Guys, LLC (the "Redeveloper") in substantially the form attached hereto and authorizes the Agency's Executive Director, Chairman, Vice Chairman and/or Secretary to execute this Redevelopment Agreement with the Redeveloper on behalf of the Agency; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby directed to provide a certified copy of this resolution along with the executed Redevelopment Agreement to the Agency's redevelopment counsel, David A. Clark, Esq., at Gluck Walrath, LLP, 4 Paragon Way, Suite 400, Freehold NJ 07728 and to the attorney for the Redeveloper Eugene O'Connell, Esq., 853 Summit Avenue, Jersey City, NJ 07307.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 21, 2022.

SECRETARY 

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald Brown	✓			
Douglas Carlucci	✓			
Erma Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

STATE OF NEW JERSEY)
) SS:
 COUNTY OF HUDSON)

BE IT REMEMBERED, that on _____, 2022, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared DIANA JEFFREY, who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Executive Director and Secretary of the JERSEY CITY REDEVELOPMENT AGENCY, a body corporate and politic, and the body corporate and politic named in the within instrument; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Board of Commissioners; that deponent well knows the seal of the body corporate and politic; and that the seal affixed to said instrument is the proper corporate seal and was thereto affixed and said instrument signed and delivered by DIANA JEFFREY, the Executive Director and Secretary as and for the voluntary act and deed of said body corporate and politic, in her presence, who thereupon subscribed his name thereto as attesting witness.

Sworn and subscribed to before me this ____ day of _____, 2022

 Notary Public of the State of NJ
 My Commission Expires _____
 (Affix Notarial Seal)

STATE OF NEW JERSEY)
) SS:
COUNTY OF HUDSON)

BE IT REMEMBERED, that on _____, 2022, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared _____, who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is the _____ of PROPERTY MAINTENANCE GUYS, LLC, a limited liability company named in the within instrument; that the execution, as well as the making of this instrument, has been duly authorized by this limited liability company; that deponent well knows the seal of the body corporate and politic; and that the seal affixed to said instrument is the proper corporate seal and was thereto affixed and said instrument signed and delivered by the deponent as and for the voluntary act and deed of said body corporate and politic, in his presence, who thereupon subscribed his name thereto as attesting witness.

Sworn and subscribed to before me this ____ day of _____, 2022

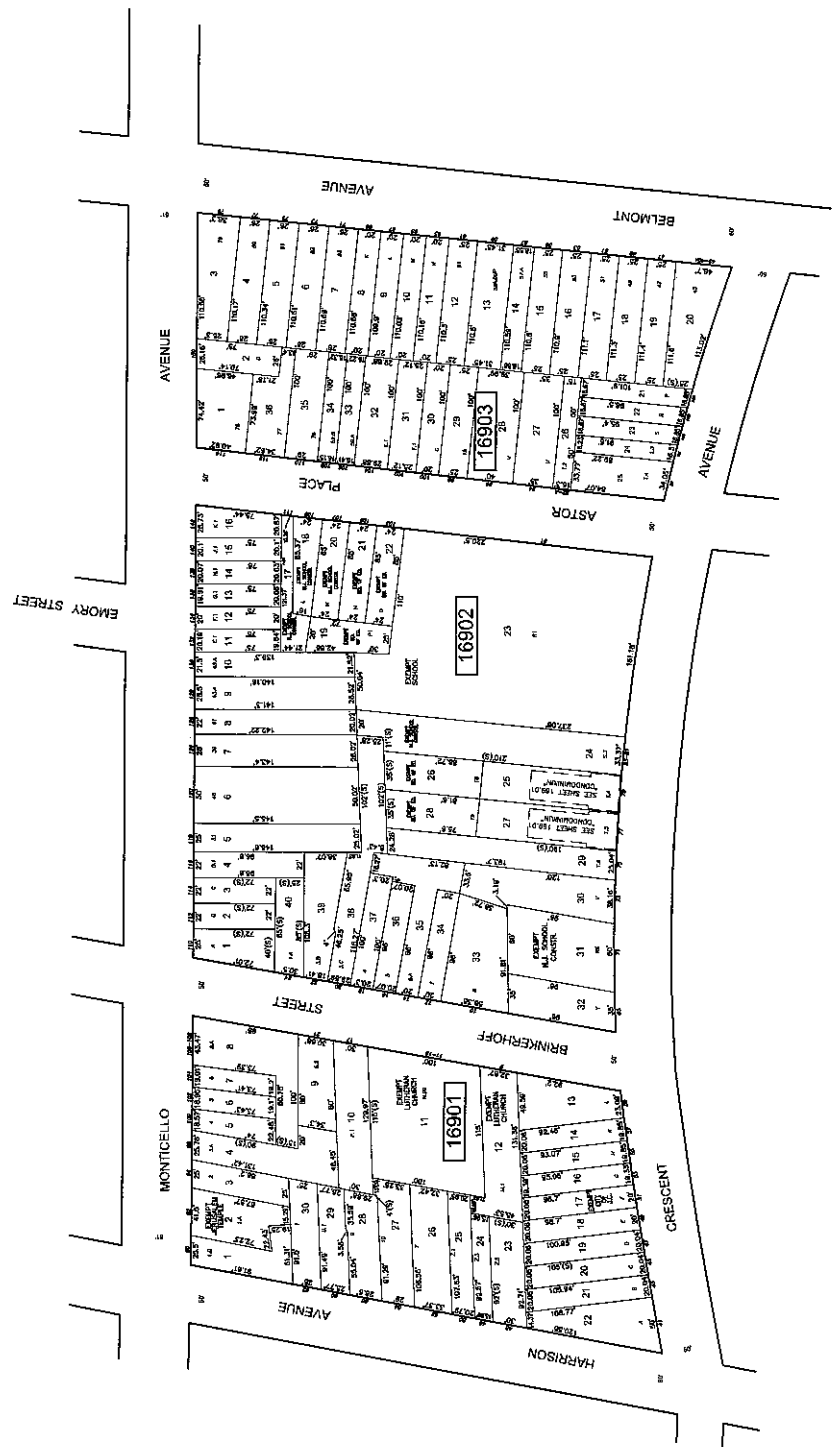
Notary Public of the State of NJ
My Commission Expires _____
(Affix Notarial Seal)

SEE SHEET 167

SEE SHEET 179

REVISIONS			
DATE	BY	DESCRIPTION	LOT
02/20/09	CHARLES A. DIMENSION	16902	35
02/20/09	CHARLES A. DIMENSION	16901	35
02/20/09	CHARLES A. DIMENSION	16903	35
02/20/09	CHARLES A. DIMENSION	16904	35
02/20/09	CHARLES A. DIMENSION	16905	35
02/20/09	CHARLES A. DIMENSION	16906	35
02/20/09	CHARLES A. DIMENSION	16907	35
02/20/09	CHARLES A. DIMENSION	16908	35
02/20/09	CHARLES A. DIMENSION	16909	35
02/20/09	CHARLES A. DIMENSION	16910	35
02/20/09	CHARLES A. DIMENSION	16911	35
02/20/09	CHARLES A. DIMENSION	16912	35
02/20/09	CHARLES A. DIMENSION	16913	35
02/20/09	CHARLES A. DIMENSION	16914	35
02/20/09	CHARLES A. DIMENSION	16915	35
02/20/09	CHARLES A. DIMENSION	16916	35
02/20/09	CHARLES A. DIMENSION	16917	35
02/20/09	CHARLES A. DIMENSION	16918	35
02/20/09	CHARLES A. DIMENSION	16919	35
02/20/09	CHARLES A. DIMENSION	16920	35
02/20/09	CHARLES A. DIMENSION	16921	35
02/20/09	CHARLES A. DIMENSION	16922	35
02/20/09	CHARLES A. DIMENSION	16923	35
02/20/09	CHARLES A. DIMENSION	16924	35
02/20/09	CHARLES A. DIMENSION	16925	35
02/20/09	CHARLES A. DIMENSION	16926	35
02/20/09	CHARLES A. DIMENSION	16927	35
02/20/09	CHARLES A. DIMENSION	16928	35
02/20/09	CHARLES A. DIMENSION	16929	35
02/20/09	CHARLES A. DIMENSION	16930	35
02/20/09	CHARLES A. DIMENSION	16931	35
02/20/09	CHARLES A. DIMENSION	16932	35
02/20/09	CHARLES A. DIMENSION	16933	35
02/20/09	CHARLES A. DIMENSION	16934	35
02/20/09	CHARLES A. DIMENSION	16935	35
02/20/09	CHARLES A. DIMENSION	16936	35
02/20/09	CHARLES A. DIMENSION	16937	35
02/20/09	CHARLES A. DIMENSION	16938	35
02/20/09	CHARLES A. DIMENSION	16939	35
02/20/09	CHARLES A. DIMENSION	16940	35
02/20/09	CHARLES A. DIMENSION	16941	35
02/20/09	CHARLES A. DIMENSION	16942	35
02/20/09	CHARLES A. DIMENSION	16943	35
02/20/09	CHARLES A. DIMENSION	16944	35
02/20/09	CHARLES A. DIMENSION	16945	35
02/20/09	CHARLES A. DIMENSION	16946	35
02/20/09	CHARLES A. DIMENSION	16947	35
02/20/09	CHARLES A. DIMENSION	16948	35
02/20/09	CHARLES A. DIMENSION	16949	35
02/20/09	CHARLES A. DIMENSION	16950	35
02/20/09	CHARLES A. DIMENSION	16951	35
02/20/09	CHARLES A. DIMENSION	16952	35
02/20/09	CHARLES A. DIMENSION	16953	35
02/20/09	CHARLES A. DIMENSION	16954	35
02/20/09	CHARLES A. DIMENSION	16955	35
02/20/09	CHARLES A. DIMENSION	16956	35
02/20/09	CHARLES A. DIMENSION	16957	35
02/20/09	CHARLES A. DIMENSION	16958	35
02/20/09	CHARLES A. DIMENSION	16959	35
02/20/09	CHARLES A. DIMENSION	16960	35
02/20/09	CHARLES A. DIMENSION	16961	35
02/20/09	CHARLES A. DIMENSION	16962	35
02/20/09	CHARLES A. DIMENSION	16963	35
02/20/09	CHARLES A. DIMENSION	16964	35
02/20/09	CHARLES A. DIMENSION	16965	35
02/20/09	CHARLES A. DIMENSION	16966	35
02/20/09	CHARLES A. DIMENSION	16967	35
02/20/09	CHARLES A. DIMENSION	16968	35
02/20/09	CHARLES A. DIMENSION	16969	35
02/20/09	CHARLES A. DIMENSION	16970	35
02/20/09	CHARLES A. DIMENSION	16971	35
02/20/09	CHARLES A. DIMENSION	16972	35
02/20/09	CHARLES A. DIMENSION	16973	35
02/20/09	CHARLES A. DIMENSION	16974	35
02/20/09	CHARLES A. DIMENSION	16975	35
02/20/09	CHARLES A. DIMENSION	16976	35
02/20/09	CHARLES A. DIMENSION	16977	35
02/20/09	CHARLES A. DIMENSION	16978	35
02/20/09	CHARLES A. DIMENSION	16979	35
02/20/09	CHARLES A. DIMENSION	16980	35
02/20/09	CHARLES A. DIMENSION	16981	35
02/20/09	CHARLES A. DIMENSION	16982	35
02/20/09	CHARLES A. DIMENSION	16983	35
02/20/09	CHARLES A. DIMENSION	16984	35
02/20/09	CHARLES A. DIMENSION	16985	35
02/20/09	CHARLES A. DIMENSION	16986	35
02/20/09	CHARLES A. DIMENSION	16987	35
02/20/09	CHARLES A. DIMENSION	16988	35
02/20/09	CHARLES A. DIMENSION	16989	35
02/20/09	CHARLES A. DIMENSION	16990	35
02/20/09	CHARLES A. DIMENSION	16991	35
02/20/09	CHARLES A. DIMENSION	16992	35
02/20/09	CHARLES A. DIMENSION	16993	35
02/20/09	CHARLES A. DIMENSION	16994	35
02/20/09	CHARLES A. DIMENSION	16995	35
02/20/09	CHARLES A. DIMENSION	16996	35
02/20/09	CHARLES A. DIMENSION	16997	35
02/20/09	CHARLES A. DIMENSION	16998	35
02/20/09	CHARLES A. DIMENSION	16999	35
02/20/09	CHARLES A. DIMENSION	17000	35

SEE SHEET 186



SEE SHEET 168

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"= 50'
AUGUST, 2008

RICHARD A. MORALLE, P.E., P.L.S.
T&M ASSOCIATES
11 TINDALL
NEW JERSEY, 07148

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

SEE SHEET 170

APP - 0042-00071330

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
VICTORIA BONNERS AND ROBERT G. NAPIORSKI TO ATTEND THE
NATIONAL BROWNFIELDS TRAINING CONFERENCE**

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") was established by the City of Jersey City (the "City") and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, as the same may be amended and/or supplemented from time to time; and

WHEREAS, in furtherance of its redevelopment objectives, the Agency finds it necessary or desirable from time to time for its employees to attend seminars, conferences, continuing education classes and/or seminars on redevelopment-related topics; and

WHEREAS, the Agency wishes to authorize Victoria Bonners and Robert G. Napiorski to attend the National Brownfields Training Conference occurring on August 16, 2022 through August 19, 2022 in Oklahoma City, Oklahoma (the "Conference"),

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

Section 1. The recitals hereto are incorporated herein as if set forth at length.

Section 2. Victoria Bonners and Robert G. Napiorski are hereby authorized to attend the Conference.

Section 3. The Executive Director is hereby authorized to review, approve and process requests for reimbursement of eligible costs for transportation, overnight accommodations and meals incurred by Robert G. Napiorski to attend the Conference, all in accordance with the travel policy set forth in the Agency's employee manual.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on June 21, 2022.


DIANA H. JEFFREY, SECRETARY

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTIVE DIRECTOR, DIANA JEFFREY AND ASSISTANT
EXECUTIVE DIRECTOR, CHRISTOPHER FIORE, AND
PROJECT MANAGER VICTORIA BONNERS TO ATTEND THE
GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC
DEVELOPMENT**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as the same may be amended and/or supplemented from time to time; and

WHEREAS, in furtherance of its redevelopment objectives, the Agency finds it necessary or desirable from time to time for its employees to attend seminars, conferences, continuing education classes and/or seminars on redevelopment-related topics; and

WHEREAS, the Agency wishes to authorize Executive Director, Diana Jeffrey, Assistant Executive Director, Christopher Fiore, and Project Manager Victoria Bonners to attend the Governor's Conference on Housing and Economic Development occurring on September 29, 2022 through September 30, 2022 in Atlantic City, New Jersey (the "**Conference**"),

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Executive Director, Diana Jeffrey, Assistant Executive Director, Christopher Fiore, and Project Manager Victoria Bonners is hereby authorized to attend the Conference.

Section 3. The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to review, approve and process requests for reimbursement of eligible costs for transportation, overnight accommodations and meals incurred by the Assistant Executive Director to attend the Conference, all in accordance with the travel policy set forth in the Agency's employee manual.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 21, 2022.

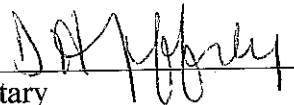

Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
JUNE 21st, 2022**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of June 21, 2022

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of be April 19, 2022 approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated June 21, 2022

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Erma D. Greene				✓
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
A & R Contractors & Builders, LLC								
A & R Contractors & Builders, LLC	6/21/2022	4/22/2022	000172	Sidewalk Repair - 468-480 Manila Avenue, Je	\$35,535.00	\$0.00		\$35,535.00
				Totals for A & R Contractors & Builders, LLC:	\$35,535.00	\$0.00		\$35,535.00
				1 invoice(s) listed.				
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	6/21/2022	5/31/2022	46	Scaffold Services at 84 Sip Avenue - May 202	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$1,200.00	\$0.00		\$1,200.00
				1 invoice(s) listed.				
AFLAC								
AFLAC	6/21/2022	6/1/2022	July 2022	Employee Deductions per Payroll	\$522.12	\$0.00		\$522.12
				Totals for AFLAC:	\$522.12	\$0.00		\$522.12
				1 invoice(s) listed.				
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	6/21/2022	5/4/2022	4250694	Legal Services - LMD #13 Urban Renewal to I	\$2,018.07	\$0.00		\$2,018.07
ARCHER & GREINER, P.C.	6/21/2022	5/4/2022	4250700	Legal Services- 61-63 Sip Avenue	\$1,820.00	\$0.00		\$1,820.00
ARCHER & GREINER, P.C.	6/21/2022	5/4/2022	4250701	Legal Services - Bates Street Redevelopment	\$650.00	\$0.00		\$650.00
ARCHER & GREINER, P.C.	6/21/2022	5/4/2022	4250713	Legal Services - 379 Communipaw Ave.	\$1,105.00	\$0.00		\$1,105.00
ARCHER & GREINER, P.C.	6/21/2022	5/4/2022	4250720	Legal Services - 118-128 Monitor Street	\$9,977.50	\$0.00		\$9,977.50
				Totals for ARCHER & GREINER, P.C.:	\$15,570.57	\$0.00		\$15,570.57
				5 invoice(s) listed.				
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT SOLUTIONS	6/21/2022	4/30/2022	5822	Oversight & Mgmt Services for EPA Mill Ore	\$275.00	\$0.00		\$275.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	6/21/2022	4/30/2022	5823	Oversight & Mgmt Services for EPA Hazardo	\$565.00	\$0.00		\$565.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	6/21/2022	4/30/2022	5825	Support Services for Grand Jersey	\$665.00	\$0.00		\$665.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	6/21/2022	12/31/2021	5647	Misc. Non-Grant Funded Support Svcs	\$2,572.50	\$0.00		\$2,572.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	6/21/2022	1/31/2022	5661	Morris Canal - Greenway EPA Multipurpose C	\$1,196.25	\$0.00		\$1,196.25
BROWNFIELD REDEVELOPMENT SOLUTIONS	6/21/2022	2/28/2022	5731	Oversight & Mgmt Services for EPA Petro. A	\$300.00	\$0.00		\$300.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	6/21/2022	4/30/2022	5821	Morris Canal - Greenway EPA Multipurpose C	\$1,040.00	\$0.00		\$1,040.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	6/21/2022	4/30/2022	5824	Oversight & Mgmt Services for EPA Petro. A	\$565.00	\$0.00		\$565.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$7,178.75	\$0.00		\$7,178.75
				8 invoice(s) listed.				
CASH								
CASH	6/21/2022	6/6/2022	Cash	Petty Cash Replenishment	\$428.17	\$0.00		\$428.17
				Totals for CASH:	\$428.17	\$0.00		\$428.17
				1 invoice(s) listed.				

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	6/21/2022	5/27/2022	INV150161471	Expense Reimbursement - Zoom	\$91.35	\$0.00		\$91.35
CHRISTOPHER FIORE	6/21/2022	6/8/2022	May/June 2022	Expense Report	\$1,668.23	\$0.00		\$1,668.23
				Totals for CHRISTOPHER FIORE:	\$1,759.58	\$0.00		\$1,759.58
				2 invoice(s) listed.				
COMCAST								
COMCAST	6/21/2022	5/16/2022	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$423.10	\$0.00		\$423.10
COMCAST	6/21/2022	5/26/2022	8499 05 354 4361702	39 Kearney Avenue - Business Internet and Ca	\$489.71	\$0.00		\$489.71
COMCAST	6/21/2022	6/8/2022	8499 05 354 3697536	25 Journal Sq - Business Internet	\$152.44	\$0.00		\$152.44
				Totals for COMCAST:	\$1,065.25	\$0.00		\$1,065.25
				3 invoice(s) listed.				
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	6/21/2022	6/1/2022	Jul-22	Monthly Maintenance Fee July	\$161.84	\$0.00		\$161.84
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$161.84	\$0.00		\$161.84
				1 invoice(s) listed.				
DELTA STORAGE								
DELTA STORAGE	6/21/2022	6/9/2022	July 2022	Storage Unit - Size: 10x30, Unit #: 1172	\$869.00	\$0.00		\$869.00
DELTA STORAGE	6/21/2022	6/9/2022	July 2022	Storage Unit - Size: 10x30, Unit #: 1001	\$881.00	\$0.00		\$881.00
				Totals for DELTA STORAGE:	\$1,750.00	\$0.00		\$1,750.00
				2 invoice(s) listed.				
DIANA JEFFREY								
DIANA JEFFREY	6/21/2022	6/7/2022	June 2022	Travel Expense	\$18.50	\$0.00		\$18.50
				Totals for DIANA JEFFREY:	\$18.50	\$0.00		\$18.50
				1 invoice(s) listed.				
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGM	6/21/2022	5/20/2022	19298	Env. Services/ Through April 30,2022	\$3,505.50	\$0.00		\$3,505.50
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$3,505.50	\$0.00		\$3,505.50
				1 invoice(s) listed.				
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	6/21/2022	5/31/2022	14222	Professional Services - Contruction Advisor-M	\$14,897.00	\$0.00		\$14,897.00
				Totals for Economic Project Solutions, Inc.:	\$14,897.00	\$0.00		\$14,897.00
				1 invoice(s) listed.				

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
ELIZABETH VASQUEZ	6/21/2022	6/1/2022	6122	Reimbursement - Ethics: The fate of Icarus we	\$50.00	\$0.00		\$50.00
ELIZABETH VASQUEZ	6/21/2022	6/6/2022	June 2022	QPA License Renewal 2022	\$35.00	\$0.00		\$35.00
				Totals for ELIZABETH VASQUEZ: 2 invoice(s) listed.	\$85.00	\$0.00		\$85.00
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	6/21/2022	5/4/2022	77156	Legal Services - OPRA	\$927.50	\$0.00		\$927.50
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC: 1 invoice(s) listed.	\$927.50	\$0.00		\$927.50
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	6/21/2022	4/30/2022	Acct#1147810	Legal Advertisement- April & May 2022	\$361.26	\$0.00		\$361.26
				Totals for EVENING JOURNAL ASSOCIATION: 1 invoice(s) listed.	\$361.26	\$0.00		\$361.26
FEDERAL EXPRESS								
FEDERAL EXPRESS	6/21/2022	4/11/2022	1735-4013-2	Overnight Deliveries	\$134.59	\$0.00		\$134.59
				Totals for FEDERAL EXPRESS: 1 invoice(s) listed.	\$134.59	\$0.00		\$134.59
GALLAGHER BASSETT SERVICES, INC.								
GALLAGHER BASSETT SERVICES, I	6/21/2022	3/2/2022	1304157	Segment Site 10 Investigation Morris Canal	\$925.00	\$0.00		\$925.00
				Totals for GALLAGHER BASSETT SERVICES, INC.: 1 invoice(s) listed.	\$925.00	\$0.00		\$925.00
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	6/21/2022	4/29/2022	63040	Legal Services - APRA	\$105.00	\$0.00		\$105.00
GLUCK WALRATH LLP	6/21/2022	4/29/2022	63041	Legal Services - 9 Myrtle Ave	\$522.50	\$0.00		\$522.50
GLUCK WALRATH LLP	6/21/2022	4/29/2022	63042	Legal Services - 454 Palisade Avenue	\$742.50	\$0.00		\$742.50
GLUCK WALRATH LLP	6/21/2022	4/29/2022	63044	Legal Services - 185 Dwight Street	\$70.00	\$0.00		\$70.00
GLUCK WALRATH LLP	6/21/2022	4/29/2022	63045	Legal Services - 332 Whiton Street	\$1,182.50	\$0.00		\$1,182.50
GLUCK WALRATH LLP	6/21/2022	4/29/2022	63046	Legal Services - 24 Monticello	\$577.50	\$0.00		\$577.50
GLUCK WALRATH LLP	6/21/2022	5/12/2022	63237	Legal Services - PSEG Remediation	\$440.00	\$0.00		\$440.00
GLUCK WALRATH LLP	6/21/2022	5/31/2022	63300	Legal Services - 9 Myrtle Ave	\$907.50	\$0.00		\$907.50
GLUCK WALRATH LLP	6/21/2022	5/31/2022	63301	Legal Services - 454 Palisade Avenue	\$192.50	\$0.00		\$192.50
GLUCK WALRATH LLP	6/21/2022	5/31/2022	63302	Legal Services - 182 Hancock	\$280.00	\$0.00		\$280.00
GLUCK WALRATH LLP	6/21/2022	5/31/2022	63303	Legal Services - 199 Stegman	\$60.56	\$0.00		\$60.56
GLUCK WALRATH LLP	6/21/2022	5/31/2022	63305	Legal Services - 185 Dwight Street	\$105.00	\$0.00		\$105.00
GLUCK WALRATH LLP	6/21/2022	5/31/2022	63306	Legal Services - 332 Whiton Street	\$27.50	\$0.00		\$27.50
GLUCK WALRATH LLP	6/21/2022	5/31/2022	63307	Legal Services - 24 Monticello	\$330.00	\$0.00		\$330.00
GLUCK WALRATH LLP	6/21/2022	6/9/2022	63435	Legal Services - 9 Myrtle Ave	\$1,072.50	\$0.00		\$1,072.50
GLUCK WALRATH LLP	6/21/2022	4/29/2022	63043	Legal Services - 199 Stegman	\$742.50	\$0.00		\$742.50

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
HercRentals								
HercRentals	6/21/2022	3/23/2022	32526042-004	Pathside - Electric Heater Rental	\$5,604.00	\$0.00		\$5,604.00
HercRentals	6/21/2022	4/22/2022	32526042-005	Pathside - Electric Heater Rental	\$5,604.00	\$0.00		\$5,604.00
HercRentals	6/21/2022	5/9/2022	32526042-006	Pathside - Electric Heater Rental	\$5,147.00	\$0.00		\$5,147.00
				Totals for HercRentals: 3 invoice(s) listed.	\$16,355.00	\$0.00		\$16,355.00
Hudson County Economic Development Corporation								
Hudson County Economic Development	6/21/2022	6/1/2022	Loan Payment #4	Loan Payment #4 - BLP Brownfields Loan	\$59,701.84	\$0.00		\$59,701.84
				Totals for Hudson County Economic Development Corporation: 1 invoice(s) listed.	\$59,701.84	\$0.00		\$59,701.84
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	6/21/2022	3/2/2022	227952	Recording Fee - 428 Pacific Ave. - Lis Pendens	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	6/21/2022	4/21/2022	243581	Recording Fee - 103 Ocean, LLC	\$28.00	\$0.00		\$28.00
HUDSON COUNTY REGISTER	6/21/2022	4/21/2022	241183	Recording Fee - 332 Whiton St. lot 30	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	6/21/2022	3/30/2022	235682	Recording Fee - Cottage 29 Owner LLC	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	6/21/2022	4/21/2022	241184	Recording Fee - 128 Monitor St. lot 25	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	6/21/2022	4/21/2022	241186	Recording Fee - 253 Winfield Ave.	\$28.00	\$0.00		\$28.00
HUDSON COUNTY REGISTER	6/21/2022	4/21/2022	241189	Recording Fee - 287 Pine St.	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	6/21/2022	3/30/2022	235699	Recording Fee - 8 Aetna, LLC	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	6/21/2022	3/30/2022	235718	Recording Fee - Johnston View Owner Renew	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER: 9 invoice(s) listed.	\$287.00	\$0.00		\$287.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	6/21/2022	6/6/2022	30309320562951	Water & Sewer - 25 Journal Sq F/L 30309320562951	\$456.14	\$0.00		\$456.14
JC MUNICIPAL UTILITIES AUTHORITY	6/21/2022	6/6/2022	30307758540000	Water & Sewer - 292 MLK Drive - 30307758	\$100.11	\$0.00		\$100.11
JC MUNICIPAL UTILITIES AUTHORITY	6/21/2022	6/6/2022	30304979369009	Water & Sewer - 292 MLK Drive (FL) - 3030	\$233.79	\$0.00		\$233.79
JC MUNICIPAL UTILITIES AUTHORITY	6/21/2022	6/6/2022	30306348540000	Water & Sewer - 665 Ocean Ave 3030634854	\$535.12	\$0.00		\$535.12
				Totals for JC MUNICIPAL UTILITIES AUTHORITY: 4 invoice(s) listed.	\$1,325.16	\$0.00		\$1,325.16
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	6/21/2022	3/11/2022	07841	Repairs at 665 Ocean Avenue Apt #3	\$800.00	\$0.00		\$800.00
				Totals for Kassim Handyman Service, LLC: 1 invoice(s) listed.	\$800.00	\$0.00		\$800.00

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	6/21/2022	5/5/2022	25506	Legal Services - JCRA v Urban League	\$3,745.00	\$0.00		\$3,745.00
KINNEY LISOVICZ REILLY & WOLF	6/21/2022	5/5/2022	25507	Legal Services - Insurance	\$682.50	\$0.00		\$682.50
KINNEY LISOVICZ REILLY & WOLF	6/21/2022	5/5/2022	25508	Legal Services - Ray's Tire Shop	\$133.66	\$0.00		\$133.66
KINNEY LISOVICZ REILLY & WOLF	6/21/2022	5/5/2022	25509	Legal Services - Brownfield's Loan Agreement	\$245.00	\$0.00		\$245.00
KINNEY LISOVICZ REILLY & WOLF	6/21/2022	5/5/2022	25503	Legal Services - Employment Law Issues	\$2,677.50	\$0.00		\$2,677.50
KINNEY LISOVICZ REILLY & WOLF	6/21/2022	5/5/2022	25504	Legal Services - JCRA v Crazy Greek	\$297.50	\$0.00		\$297.50
KINNEY LISOVICZ REILLY & WOLF	6/21/2022	5/5/2022	25505	Legal Services - JCRA v JC Capital Fund	\$315.00	\$0.00		\$315.00
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	\$8,096.16	\$0.00		\$8,096.16
				7 invoice(s) listed.				
MARIA E. AGUILAR-AMBROSSI								
MARIA E. AGUILAR-AMBROSSI	6/21/2022	5/5/2022	May 2022	Dental Reimbursement - Dental	\$390.00	\$0.00		\$390.00
				Totals for MARIA E. AGUILAR-AMBROSSI:	\$390.00	\$0.00		\$390.00
				1 invoice(s) listed.				
MATRIX NEW WORLD ENGINEERING PC								
MATRIX NEW WORLD ENGINEERI	6/21/2022	6/2/2022	22-0276	Mold Inspection - 25 Pathside	\$1,223.62	\$0.00		\$1,223.62
				Totals for MATRIX NEW WORLD ENGINEERING PC:	\$1,223.62	\$0.00		\$1,223.62
				1 invoice(s) listed.				
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190965	Legal Services - Loew's Theater	\$8,277.50	\$0.00		\$8,277.50
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190966	Legal Services - PPG Redevelopment	\$1,820.00	\$0.00		\$1,820.00
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190968	Legal Services - One Journal Square/ Kushner	\$1,885.00	\$0.00		\$1,885.00
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190967	Legal Services - Argent Venture/Johnston Vie	\$6,370.00	\$0.00		\$6,370.00
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190971	Legal Services- Hampshire	\$7,475.00	\$0.00		\$7,475.00
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190973	Revised: Legal Services - One Journal Square	\$2,242.50	\$0.00		\$2,242.50
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190974	Legal Services - Laurel/Saddlewood	\$8,352.50	\$0.00		\$8,352.50
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190975	Legal Services - 550 Johnston Ave.	\$2,860.00	\$0.00		\$2,860.00
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190976	Legal Services - General Counsel	\$12,467.98	\$0.00		\$12,467.98
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190978	Legal Services - 417 Communipaw	\$2,372.50	\$0.00		\$2,372.50
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190979	Legal Services - Morris Canal Greenway	\$2,030.00	\$0.00		\$2,030.00
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190990	Legal Services - 311 Washington Condos	\$5,792.50	\$0.00		\$5,792.50
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190980	Legal Services - 51 Crescent Ave	\$1,995.00	\$0.00		\$1,995.00
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190982	Legal Services - 25 Christopher Columbus	\$1,917.50	\$0.00		\$1,917.50
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190983	Legal Services - 408-420 Communipaw Aven	\$1,767.50	\$0.00		\$1,767.50
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190984	Legal Services- 220-238 Monticello Avenue	\$3,802.50	\$0.00		\$3,802.50
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190985	Legal Services- Central Ave RFP	\$1,890.00	\$0.00		\$1,890.00
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190988	Legal Services - 168 Sip/ Claremont	\$3,217.50	\$0.00		\$3,217.50
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190989	Legal Services - Courthouse Park RFP	\$2,257.50	\$0.00		\$2,257.50
MCMANIMON, SCOTLAND & BAU	6/21/2022	5/11/2022	190995	Legal Services - Bayfront - Penrose/Omni	\$24,505.00	\$0.00		\$24,505.00
MCMANIMON, SCOTLAND & BAU	6/21/2022	4/3/2022	180905	Legal Services- 284 MLK Drive	\$546.00	\$0.00		\$546.00

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	6/21/2022	4/11/2022	191182	Revised: Legal Services - 25 Pathside	\$13,390.25	\$0.00		\$13,390.25
	6/21/2022	5/11/2022	191183	Revised: Legal Services - 25 Pathside	\$16,697.59	\$0.00		\$16,697.59
	6/21/2022	5/11/2022	190986	Legal Services - Sethi Communipaw Properti	\$3,867.50	\$0.00		\$3,867.50
	6/21/2022	5/28/2022	171908	Legal Services - Tonnelle Self Storage	\$496.00	\$0.00		\$496.00
	6/21/2022	5/11/2022	190972	Legal Services - Mack Cali Matter	\$1,820.00	\$0.00		\$1,820.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC: 26 invoice(s) listed.					\$140,115.32	\$0.00		\$140,115.32
METLIFE	6/21/2022	6/1/2022	July 2022	Employer ID. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
	6/21/2022	6/1/2022	July 2022	Employer ID. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
				Totals for METLIFE: 2 invoice(s) listed.	\$150.00	\$0.00		\$150.00
NW FINANCIAL GROUP, LLC	6/21/2022	5/3/2022	29039	Financial Advisory - 499 Summit	\$575.00	\$0.00		\$575.00
				Totals for NW FINANCIAL GROUP, LLC: 1 invoice(s) listed.	\$575.00	\$0.00		\$575.00
Peter Waldor & Associates	6/21/2022	5/12/2022	30035	Property Insurance - 574 Communipaw Ave	\$12,755.39	\$0.00		\$12,755.39
	6/21/2022	5/18/2022	30072	Property Insurance - HCCC 64-78 & 164-168	\$8,570.60	\$0.00		\$8,570.60
	6/21/2022	5/24/2022	30116	Property Insurance -Master General Liability :	\$269,377.60	\$0.00		\$269,377.60
	6/21/2022	6/2/2022	30182	Property Insurance - 84 Sip Avenue	\$25,821.70	\$0.00		\$25,821.70
	6/21/2022	6/13/2022	30251	Property Insurance - 199 Stegman Street	\$315.00	\$0.00		\$315.00
Totals for Peter Waldor & Associates: 5 invoice(s) listed.					\$316,840.29	\$0.00		\$316,840.29
PUBLIC SERVICE ELECTRIC & GAS	6/21/2022	5/16/2022	42-497-031-18	Gas & Electric - 25 Journal Square	\$3,384.61	\$0.00		\$3,384.61
	6/21/2022	5/20/2022	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$27.74	\$0.00		\$27.74
	6/21/2022	5/20/2022	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$26.23	\$0.00		\$26.23
	6/21/2022	5/20/2022	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$54.93	\$0.00		\$54.93
	6/21/2022	5/20/2022	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$71.07	\$0.00		\$71.07
	6/21/2022	5/19/2022	70-455-651-00	Gas & Electric - 405 Ocean Ave - HSE	\$9.73	\$0.00		\$9.73
	6/21/2022	5/20/2022	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$134.37	\$0.00		\$134.37
	6/21/2022	5/20/2022	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$64.00	\$0.00		\$64.00
	6/21/2022	5/20/2022	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$44.97	\$0.00		\$44.97
	6/21/2022	5/20/2022	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$57.81	\$0.00		\$57.81
	6/21/2022	5/20/2022	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$47.96	\$0.00		\$47.96
	6/21/2022	5/20/2022	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$28.05	\$0.00		\$28.05
	6/21/2022	5/20/2022	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$37.19	\$0.00		\$37.19

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PUBLIC SERVICE ELECTRIC & GAS	6/21/2022	5/20/2022	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$34.82	\$0.00		\$34.82
PUBLIC SERVICE ELECTRIC & GAS	6/21/2022	5/20/2022	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$95.82	\$0.00		\$95.82
PUBLIC SERVICE ELECTRIC & GAS	6/21/2022	5/23/2022	75-481-965-04	Gas & Electric - 51 Crescent Avenue - Fl 1	\$65.43	\$0.00		\$65.43
PUBLIC SERVICE ELECTRIC & GAS	6/21/2022	5/23/2022	75-491-378-03	Gas & Electric - 51 Crescent Avenue - Fl 2	\$80.62	\$0.00		\$80.62
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$4,265.35	\$0.00		\$4,265.35
				<i>17 invoice(s) listed.</i>				
READY REFRESH								
READY REFRESH	6/21/2022	6/9/2022	May-June 2022	H/C Water dispenser	\$69.90	\$0.00		\$69.90
				Totals for READY REFRESH:	\$69.90	\$0.00		\$69.90
				<i>1 invoice(s) listed.</i>				
SAMUEL OMAR CAMPBELL								
SAMUEL OMAR CAMPBELL	6/21/2022	6/6/2022	57	Various Repairs - 336-340 MLK & 309-323 J	\$6,250.00	\$0.00		\$6,250.00
				Totals for SAMUEL OMAR CAMPBELL:	\$6,250.00	\$0.00		\$6,250.00
				<i>1 invoice(s) listed.</i>				
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12626	Lawn Maintenance & Trash Removal - 125 M	\$26,800.00	\$0.00		\$26,800.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12627	Lawn Maintenance & Trash Removal - 80 Ba	\$4,800.00	\$0.00		\$4,800.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-1	Lawn Maintenance & Trash Removal- 185 Dw	\$170.00	\$0.00		\$170.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-2	Lawn Maintenance & Trash Removal- 284 MI	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-3	Lawn Maintenance & Trash Removal- 292 MI	\$360.00	\$0.00		\$360.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-5	Lawn Maintenance & Trash Removal- 326-3	\$480.00	\$0.00		\$480.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-6	Lawn Maintenance & Trash Removal- 408-4	\$340.00	\$0.00		\$340.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-7	Lawn Maintenance & Trash Removal- 199 Wc	\$190.00	\$0.00		\$190.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-9	Lawn Maintenance & Trash Removal- 665 Oc	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-10	Lawn Maintenance & Trash Removal - 51 Cr	\$180.00	\$0.00		\$180.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-11	Lawn Maintenance & Trash Removal - 550 J	\$760.00	\$0.00		\$760.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-12	Lawn Maintenance & Trash Removal - 84 Sip	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-14	Lawn Maintenance & Trash Removal - 174-1	\$650.00	\$0.00		\$650.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-18	Lawn Maintenance & Trash Removal - 558 C	\$280.00	\$0.00		\$280.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-19	Lawn Maintenance & Trash Removal - 612-6	\$490.00	\$0.00		\$490.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-20	Lawn Maintenance & Trash Removal - 408-4	\$525.00	\$0.00		\$525.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-21	Lawn Maintenance & Trash Removal - 125 M	\$900.00	\$0.00		\$900.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-4	Lawn Maintenance & Trash Removal- 314 MI	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-8	Lawn Maintenance & Trash Removal- 405-4	\$170.00	\$0.00		\$170.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-13	Lawn Maintenance & Trash Removal - 80 Ba	\$360.00	\$0.00		\$360.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-15	Lawn Maintenance & Trash Removal - 336-3	\$480.00	\$0.00		\$480.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-16	Lawn Maintenance & Trash Removal - 1054 C	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	6/21/2022	5/26/2022	12628-17	Lawn Maintenance & Trash Removal - Johns	\$760.00	\$0.00		\$760.00

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
T&M ASSOCIATES T&M ASSOCIATES	6/21/2022	5/2/2022	LAF423194	Engineering Services- Morris Greenway Coun	\$9,911.50	\$0.00		\$9,911.50
				Totals for T&M ASSOCIATES:	\$9,911.50	\$0.00		\$9,911.50
				1 Invoice(s) listed.				
TOSHIBA FINANCIAL SERVICES TOSHIBA FINANCIAL SERVICES	6/21/2022	6/7/2022	June 2022	Payment for Copier Lease	\$879.43	\$0.00		\$879.43
				Totals for TOSHIBA FINANCIAL SERVICES:	\$879.43	\$0.00		\$879.43
				1 Invoice(s) listed.				
UNITED WAY OF HUDSON COUNTY UNITED WAY OF HUDSON COUNT	6/21/2022	6/3/2022	May 2022	Case/Property Mngt Services at 665 Ocean A	\$4,791.67	\$0.00		\$4,791.67
				Totals for UNITED WAY OF HUDSON COUNTY:	\$4,791.67	\$0.00		\$4,791.67
				1 Invoice(s) listed.				
VERIZON VERIZON	6/21/2022	6/6/2022	9907289440	Agency Cell Phone Bill - May 2022	\$866.03	\$0.00		\$866.03
				Totals for VERIZON:	\$866.03	\$0.00		\$866.03
				1 Invoice(s) listed.				
Wielkotz & Company, LLC. Wielkotz & Company, LLC.	6/21/2022	6/1/2022	22-00085-02377	CFO Accounting Services Rendered June 20	\$7,500.00	\$0.00		\$7,500.00
				Totals for Wielkotz & Company, LLC.:	\$7,500.00	\$0.00		\$7,500.00
				1 Invoice(s) listed.				
XEROX CORPORATION XEROX CORPORATION	6/21/2022	6/20/2022	June 2022	Meter Usage / Printer	\$191.27	\$0.00		\$191.27
				Totals for XEROX CORPORATION:	\$191.27	\$0.00		\$191.27
				1 Invoice(s) listed.				
GRAND TOTALS:					\$713,943.23	\$0.00		\$713,943.23

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (6/21/2022)
Include all Post Statutes
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	6/21/2022	5/12/2022	0304384	Engineering Services - Bayfront Redevelopment	\$41,486.55	\$0.00		\$41,486.55
CME ASSOCIATES	6/21/2022	2/15/2022	0298292	Engineering Services - Bayfront Redevelopment	\$18,433.60	\$0.00		\$18,433.60
CME ASSOCIATES	6/21/2022	2/28/2022	0299755	Engineering Services - Bayfront Redevelopment	\$24,065.50	\$0.00		\$24,065.50
CME ASSOCIATES	6/21/2022	5/27/2022	0270310	Engineering Services - Bayfront Redevelopment	\$40,076.50	\$0.00		\$40,076.50
				<i>Totals for CME ASSOCIATES:</i>	<i>\$124,062.15</i>	<i>\$0.00</i>		<i>\$124,062.15</i>
JOSEPH M. SANZARI, INC.								
JOSEPH M. SANZARI, INC.	6/21/2022	6/2/2022	Payment # 12	Construction - Bayfront Redevelopment - Phase	\$71,036.06	\$0.00		\$71,036.06
				<i>Totals for JOSEPH M. SANZARI, INC.:</i>	<i>\$71,036.06</i>	<i>\$0.00</i>		<i>\$71,036.06</i>
MC MANIMON, SCOTLAND & BAUMANN, LLC								
MC MANIMON, SCOTLAND & BAUMANN, LLC	6/21/2022	5/11/2022	190970	Legal Services - Bayfront/Honeywell	\$3,360.00	\$0.00		\$3,360.00
				<i>Totals for MC MANIMON, SCOTLAND & BAUMANN, LLC:</i>	<i>\$3,360.00</i>	<i>\$0.00</i>		<i>\$3,360.00</i>
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	6/21/2022	3/31/2022	29040	Financial Advisory - Bayfront Redevelopment	\$3,047.50	\$0.00		\$3,047.50
				<i>Totals for NW FINANCIAL GROUP, LLC:</i>	<i>\$3,047.50</i>	<i>\$0.00</i>		<i>\$3,047.50</i>
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMENTAL I	6/21/2022	5/14/2022	22.627.26	Environmental Services - Bayfront	\$7,929.47	\$0.00		\$7,929.47
				<i>Totals for POTOMAC-HUDSON ENVIRONMENTAL I:</i>	<i>\$7,929.47</i>	<i>\$0.00</i>		<i>\$7,929.47</i>
Stock Development Group, Inc.								
Stock Development Group, Inc.	6/21/2022	5/10/2022	E-237	Monthly Management Services - Bayfront 1/	\$2,875.00	\$0.00		\$2,875.00
Stock Development Group, Inc.	6/21/2022	5/10/2022	E-238	Monthly Management Services - Bayfront 2/	\$1,625.00	\$0.00		\$1,625.00
Stock Development Group, Inc.	6/21/2022	5/13/2022	E-240	Monthly Management Services - Bayfront 4/	\$3,500.00	\$0.00		\$3,500.00
Stock Development Group, Inc.	6/21/2022	5/10/2022	E-239	Monthly Management Services - Bayfront 3/	\$2,875.00	\$0.00		\$2,875.00
				<i>Totals for Stock Development Group, Inc.:</i>	<i>\$10,875.00</i>	<i>\$0.00</i>		<i>\$10,875.00</i>
SWA/Balsley Landscape Architects								
SWA/Balsley Landscape Architects	6/21/2022	5/19/2022	1209	Professional Landscape/April 1-April 30, 202	\$24,161.25	\$0.00		\$24,161.25
				<i>Totals for SWA/Balsley Landscape Architects:</i>	<i>\$24,161.25</i>	<i>\$0.00</i>		<i>\$24,161.25</i>
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	6/21/2022	6/7/2022	220765420	Annual Site Remediation Fee/ Bayfront Home	\$3,000.00	\$0.00		\$3,000.00
				<i>Totals for TREASURER - STATE OF NEW JERSEY:</i>	<i>\$3,000.00</i>	<i>\$0.00</i>		<i>\$3,000.00</i>
Wielkocz & Company, LLC.								
Wielkocz & Company, LLC.	6/21/2022	6/2/2022	22-00085-02384	CFO Accounting Services Rendered - Bayfr	\$350.00	\$0.00		\$350.00
				<i>Totals for Wielkocz & Company, LLC.:</i>	<i>\$350.00</i>	<i>\$0.00</i>		<i>\$350.00</i>
GRAND TOTALS:					\$247,821.43	\$0.00		\$247,821.43

Jersey City Redevelopment Agency
Cash Requirements Report
INVESTORS BANK

Report name: Invoice Due Today-INVESTORS
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (6/21/2022)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes

Reso No.: 22-06- **A**

Regular Meeting
June 21, 2022

A G E N D A

Informational Item-

Powerhouse Arts District Redevelopment Area- The Jersey City Redevelopment Agency (the “Agency”) has completed the sale of the five (5) formerly City-owned condominium units at 311 Washington Street and received \$2,411,942.76 in gross sale proceeds. In accordance with the terms of the Cooperation Agreement dated August 18, 2020 with the City of Jersey City (the “City”), the Agency will deposit the net proceeds from the sales into the City’s Affordable Housing Trust Fund after making deductions for condominium maintenance fees, legal fees, the Agency’s administrative fees, and other related costs.

Jason M. Friedkin